

2.2 DEMOGRAPHICS AND HOUSING

■ Introduction

This section provides a demographic and housing profile of the City of Beverly Hills. It describes population, ethnicity, education, and household characteristics as well as housing characteristics for the City, and compares those to Los Angeles County (County) totals where comparable data is available. The data presented for the City includes relevant demographic variables from the 1990 and 2000 census, 2004 SCAG data, 2005 State Department of Finance data, and the City's 1998–2005 Housing Element.

■ Population and Demographics

Population and Growth

The City's resident population has remained relatively stable over time, sustaining a steady increase, with a leveling off during the 1970s. Table 2.2-1 shows the City's population as enumerated in the decennial censuses over the last thirty years and compares its population changes with those of neighboring cities, and Los Angeles County. Between 1970 and 1990, Beverly Hills experienced a decrease in population. Specifically, the City's population decreased by 3.1 percent between 1970 and 1980 and decreased again by 1.2 percent between 1980 and 1990. Between 1990 and 2000, however, the City's population grew by 5.7 percent. Population growth in the County, on the other hand, has increased during the same time period (1970 through 2000). Between 1970 and 1980, the County grew by 6.3 percent, by 18.5 percent between 1980 and 1990, and by 7.4 percent between 1990 and 2000.²

<i>Jurisdiction</i>	<i>1970</i>	<i>1980</i>	<i>% Change 1970–1980</i>	<i>1990</i>	<i>% Change 1980–1990</i>	<i>2000</i>	<i>1990–2000</i>
Beverly Hills	33,416	32,367	–3.1%	31,971	–1.2%	33,784	5.7%
Santa Monica	88,289	88,314	0.0%	86,905	–1.6%	84,084	–3.2%
Culver City	34,541	38,139	10.4%	38,793	1.7%	38,816	0.1%
West Hollywood	*	*	*	36,118	n/a	35,716	–1.1%
LA City	2,811,801	2,966,850	5.5%	3,485,398	17.5%	3,694,820	6.0%
LA County	7,032,075	7,477,503	6.3%	8,863,164	18.5%	9,519,338	7.4%

SOURCE: U.S. Census of Population and Housing 1970, 1980, 1990, 2000 and Southern California Association of Governments City Population Ranking

* West Hollywood was incorporated by a 1984 vote of its electorate.

The City's population has declined slightly in each decennial census between 1970 and 1990; however the population increased to 33,784 in 2000, and by 2005, the state

² 1970, 1980, 1990, 2000 U.S. Census of Population, Housing, and Southern California Association of Governments City Population Ranking.

Department of Finance (DOF) estimated that the total resident population as of January 1, 2005, was 35,969. The Southern California Association of Governments, in its 2004 Regional Transportation Plan growth forecast, estimated a 2010 population of 35,916 for Beverly Hills.

Ethnicity and Ancestry

The City’s racial composition is largely homogeneous and has remained stable, although the variety of ancestries and countries of origin is considerable.

The City’s population is predominantly White although there has been a decrease in the relative proportion of White persons to persons in all other racial categories. Table 2.2-2 compares the City’s racial components with those of the County’s for 2000, 1990 and 1980. The relative proportion of Black, Asian, and Other is significantly higher and the White percentage is significantly lower on a countywide basis.

Table 2.2-2 Ethnicity of Population for Beverly Hills and Los Angeles County, 1980–2000						
Race	2000		1990		1980	
	Percent	Number	Percent	Number	Percent	Number
Beverly Hills						
White	85.10%	28,735	91.30%	29,182	94.10%	30,467
Black	1.80%	597	1.70%	543	1.50%	500
American Indian	0.10%	43	0.20%	59	0.10%	38
Asian	7.10%	2,383	5.50%	1,745	2.40%	787
Native Hawaiian	0.00%	10		n/a		n/a
Other	1.50%	508	1.40%	442	1.80%	575
Two or more	4.5%	1,507	n/a	n/a	n/a	n/a
Total	100.00%	33,784	100.00%	31,971	100.00%	32,367
Hispanic	4.60%	1,565	5.40%	1,725	4.20%	1,356
Los Angeles County						
White	48.70%	4,637,062	56.80%	5,035,103	67.90%	5,073,617
Black	9.80%	930,957	11.20%	992,974	12.60%	943,968
American Indian	0.80%	76,968	0.50%	45,508	0.60%	48,120
Asian	11.90%	1,137,500	10.80%	954,485	5.80%	434,850
Native Hawaiian	0.30%	27,053		n/a		n/a
Other	23.50%	2,239,997	20.70%	1,835,094	13.10%	976,948
Two or more	4.90%	469,781	n/a	n/a	n/a	n/a
Total	100.00%	9,519,338	100.00%	8,863,164	100.00%	7,477,503
Hispanic	44.60%	4,242,213	37.80%	3,351,242	27.60%	2,066,103

SOURCE: 1980, 1990, 2000 U.S. Census of Population and Housing SF3: QT-P22

The Hispanic count in the Census is not a racial category and while Hispanic persons were enumerated, they are also components of any of the racial categories. Table 2.2-2

also indicates that the City's relative percentage of Hispanic persons was substantially lower than that of the County.

A slightly larger percentage of Beverly Hills residents were foreign born (38 percent) in 2000 than in the County as a whole (36 percent). Of the total foreign born population, 44 percent arrived in the U.S. prior to 1980, 29 percent between 1980 and 1989, and 27 percent after 1989. Of these foreign-born residents, 38 percent were not U.S. citizens in 2000, or 15 percent of the total population. In the County, 62 percent of the foreign born residents were not citizens in 2000, or 22 percent of the total population.

The ancestries of Beverly Hills residents are quite diverse although the Census categories do not indicate the ancestries of many—over 48 percent of residents selected the category Other Ancestries. The next largest group reported was Russian ancestry (9 percent), followed by American ancestry (6 percent) and German ancestry (5 percent). The remaining 32 percent reported a wide range of ancestries.

Many different first languages are spoken by Beverly Hills residents, with 44 percent of the population over the age of five reporting a language other than English spoken at home. Of this group, 37 percent are described as speaking English less than very well.

Data provided by the California Department of Education for the 2003/04 school year indicates that of the total enrollment in the Beverly Hills Unified School District of 5,130, 46 percent of pupils spoke a first language other than English. Six percent of the total enrollment was described as English Learners and 40 percent of the total enrollment spoke English as a second language fluently. Of the English Learners, over 27 percent spoke Korean, 27 percent spoke Farsi and 14 percent spoke Hebrew, with the remaining students speaking a wide variety of languages. Of the fluent English speakers, almost 53 percent, or 21 percent of the total student enrollment, spoke Farsi. Of the English proficient pupils, 15 percent spoke Korean, with the remaining English proficient students speaking a wide variety of other languages. Approximately 30 first languages other than English are represented in the District's pupils.

Age and Gender

Between 1980 and 2000, the median age of the County, state, and nation has increased, while the City's has decreased. This is due in part to a continuing increase in the numbers of very young children in the City, and a smaller decrease in the numbers of adults aged 65 or more. However, the City's population continues to be considerably older than the County, state, and nation. The 2000 median age was 41.3 as compared to that of the County (32.0) and the State (33.3). Table 2.2-3 provides a comparison of the proportion of total City population in each age group as well as the median age, with that of the County, state, and nation over a 20-year period. Table 2.2-4 and Table 2.2-5 indicate the percent change in each age group by gender in the City from 1980 to 1990, from 1990 to 2000, and from 1980 to 2000.

Table 2.2-3 Percent of Population in Various Age Groups in 1980, 1990, and 2000 in Beverly Hills, Los Angeles County, California, United States

Age Group	Beverly Hills			Los Angeles County			California			United States		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
0-4	1.9	3.6	3.7	7.4	8.3	7.7	7.2	8.0	7.3	7.2	7.4	6.8
5-9	3.9	4.3	5.4	7.1	7.3	8.4	6.7	7.5	8.0	7.4	7.3	7.3
10-14	7.2	5.1	6.5	7.6	6.6	7.6	7.6	6.7	7.6	8.0	6.9	7.3
15-19	7.6	5.9	6.4	8.8	7.2	7.2	9.0	6.8	7.2	9.3	7.1	7.2
20-24	5.6	5.8	4.3	10.0	9.1	7.4	10.0	8.2	7.0	9.4	7.5	6.7
25-34	12.0	14.2	14.1	17.9	19.8	16.6	18.0	19.3	15.4	16.4	17.5	14.2
35-44	13.2	15.9	15.2	11.7	15.1	15.9	11.9	15.6	16.2	11.3	15.1	16.0
45-54	13.7	13.7	15.8	10.2	9.6	12.1	9.9	9.9	12.8	10.1	10.2	13.4
55-64	13.7	11.2	11.0	9.3	7.3	7.3	9.3	7.5	7.7	9.6	8.5	8.6
65-74	12.8	10.3	8.1	6.0	5.7	5.2	6.2	6.3	5.6	6.9	7.3	6.5
75+	8.4	10.0	9.4	4.0	4.0	4.5	3.9	4.2	5.1	4.4	5.2	5.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median	43.9	42.5	41.3	29.8	30.8	32.0	29.9	31.7	33.3	30.0	33.0	35.3

SOURCE: Compiled by Beverly Hills Community Development Dept. from U.S. Census of Population and Housing, 1980, 1990, and 2000; and Statistical Abstract of the United States, 1982-1983

Table 2.2-4 Population and Percent Change by Age Group, 1980, 1990, and 2000, City of Beverly Hills

Age	1980		1990		% Change 1980- 1990	2000		% Change 1990- 2000	% Change 1980- 2000
	Number	Percent	Number	Percent		Number	Percent		
0-4	620	1.9	1,038	3.2	67.4	1,266	3.7	22.0	104.2
5-18	5,627	17.4	4,305	13.5	(23.5)	6,161	18.2	43.1	9.5
19-34	6,112	18.9	6,892	21.5	12.8	6,237	18.5	(9.5)	2.0
35-64	13,128	40.6	13,291	41.6	1.2	14,171	41.9	6.6	7.9
65/+	6,880	21.2	6,445	20.2	(6.3)	5,949	17.6	(7.7)	(13.5)
Total	32,367	100.0	31,971	100.0	(1.2)	33,784	100.0	5.3	4.2

SOURCE: Compiled by Beverly Hills Community Development Dept. from U.S. Census of Population and Housing 1980, 1990, 2000

An examination of Table 2.2-3 shows that in 2000, the proportion of children ages 19 or less was 22 percent in Beverly Hills, compared with just over 30 percent in that age group for the County and state, and just over 28 percent for the nation. The relative proportion of people ages 65 or older in Beverly Hills in 2000, at 17.5 percent, dropped somewhat compared to previous years, but continues to be almost double the relative percentage in the County, state, and nation, at 9.7 percent, 10.7 percent and 12.4 percent respectively.

Table 2.2-4 shows that the number of children less than five years old increased dramatically, by over 67 percent between 1980 and 1990, and increased again between 1990 and 2000, for an overall increase of over 100 percent between 1980 and 2000. School-aged children (ages 5-18) decreased by over 23 percent between 1980 and 1990,

but then increased by 43 percent between 1990 and 2000, for an overall increase of over 9 percent between 1980 and 2000.

The number of young adults between ages 19 to 34 increased slightly (two percent) between 1980 and 2000. Adults between ages 35 and 64 increased by almost eight percent between 1980 and 2000. Persons age 65 or more decreased between 1980 and 1990, and again between 1990 and 2000, for an overall decrease of over 13 percent between 1980 and 2000. An examination of the more detailed breakdown of population by age and gender, shown on Table 2.2-5, indicates that the greatest change in an age group over the 20-year period between 1980 and 2000 was in the 0-to-4-year-old group, followed closely by the increase in the age 5 to 9 group.

Table 2.2-5 Population and Percent Change by Age Group and Gender, 1980, 1990, 2000, City of Beverly Hills

Age	1980	1990	1980-90 % Change	2000	1990-2000 % Change	1980-2000 % Change
Total Population						
0-4	620	1,078	73.9	1,266	17.4	104.2
5-9	1,253	1,376	9.8	1,809	31.5	44.4
10-14	2,317	1,644	(29.0)	2,187	33.0	(5.6)
15-18	2,057	1,534	(25.4)	1,870	21.9	(9.1)
19-24	2,215	2,197	(0.8)	1,752	(20.3)	(20.9)
25-34	3,897	4,566	17.2	4,780	4.7	22.7
35-44	4,273	5,092	19.2	5,124	0.6	19.9
45-54	4,430	4,387	(1.0)	5,347	21.9	20.7
55-64	4,425	3,602	(18.6)	3,699	2.7	(16.4)
65-74	4,151	3,300	(20.5)	2,748	16.7	(33.8)
75-84	}2,729	2,418	}17.1	2,274	(0.6)	}1.0
85+		777		927		
Total	32,367	31,971	(1.2)	33,784	5.7	4.4
Median	43.9	42.5	—	41.3	—	—
Female Population						
0-4	290	533	72.4	616	15.6	112.4
5-9	593	673	8.4	893	32.7	50.6
10-14	1,189	785	(40.1)	1,092	39.1	(8.2)
15-18	977	716	(28.9)	918	28.2	(6.0)
19-24	1,151	1,140	7.1	922	19.1	(19.9)
25-34	2,472	2,631	4.7	2,751	4.6	11.3
35-44	2,656	3,014	13.5	2,948	(2.2)	11.0
45-54	2,499	2,488	1.1	2,909	16.9	16.4
55-64	2,429	1,963	(18.2)	2,009	2.3	(17.3)
65-74	2,410	1,855	(24.6)	1,488	(19.8)	(38.2)
75-84	}1,764	1,448	}10.8	1,294	(10.6)	5.8
85+		512		573		
Total	18,430	17,758	(4.1)	18,413	4.2	(0.1)
Median	44.5	43.2	—	41.9	—	—

Table 2.2-5 (continued) Population and Percent Change by Age Group and Gender, 1980, 1990, 2000, City of Beverly Hills

Age	1980	1990	1980-90 % Change	2000	1990-2000 % Change	1980-2000 % Change
Male Population						
0-4	330	545	63.0	650	19.3	97.0
5-9	660	703	(2.7)	916	30.3	38.8
10-14	1,128	859	(24.4)	1,095	27.5	(2.9)
15-18	1,080	818	(29.6)	952	16.4	(11.9)
19-24	1,064	1,057	0.6	830	(21.5)	(22.0)
25-34	1,425	1,935	40.4	2,029	4.9	42.4
35-44	1,617	2,078	26.2	2,176	4.7	34.6
45-54	1,931	1,899	5.5	2,438	28.4	26.2
55-64	1,996	1,639	(15.6)	1,690	3.1	(15.3)
65-74	1,741	1,445	(16.1)	1,260	(12.8)	(27.6)
75-84	}965	970	}25.9	980	1.0	}38.2
85+		265		354	33.6	
Total	13,937	14,213	2.6	15,371	7.5	10.3
Median	43.9	41.6	—	40.7	—	—

SOURCE: Compiled by Beverly Hills Community Development Dept. from 1980, 1990, and 2000 U.S. Census of Population and Housing, and Statistical Abstract of the United States, 1982-1983

Education

The educational level of the City's population remains high with 54 percent of those age 25 or older having completed a Bachelor's or a graduate degree, as seen in Table 2.2-6 below.

Table 2.2-6 Years of School Completed, Population Aged 25 Years and Over, 2000 Beverly Hills and Los Angeles County

Years of School Completed	Beverly Hills		Los Angeles County Percent
	Number	Percent	
Less than high school graduate	2,316	9.2	30.1
High school graduate	3,259	13.0	18.8
Some college	5,846	23.3	26.2
Bachelor's degree	7,442	29.7	16.1
Advanced academic or professional degree	6,215	24.8	8.8
Total	25,078	100.0	100.0

SOURCE: 2000 U.S. Census of Population and Housing, SF-3, P37

Household Characteristics

A "household" as defined in the Census is simply an occupied housing unit. A household may consist of a single person, or a "family" of persons related by blood or marriage, or a

family and any number of “unrelated individuals” who are not related by blood or marriage to any of the other persons in the household, or finally, a household of unrelated individuals. In 2000, Beverly Hills had 15,035 households. The Southern California Association of Governments future growth projection estimates that there will be 16,114 households by 2020.³

Table 2.2-7 indicates that over 38 percent of the 15,035 households are one-person households, and 30 percent are two-person households, meaning that almost 70 percent of all households are comprised of one or two people. The remaining 29 percent of households are three- or more person households.

Persons in Household	Households					
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
1	5,563	37.4	5,548	38.1	5,737	38.2
2	5,018	33.8	4,741	32.6	4,515	30.0
3	1,902	12.8	1,739	11.9	1,897	12.6
4	1,378	9.3	1,498	10.3	1,678	11.2
5	641	4.3	710	4.9	846	5.6
6 or more	354	2.4	328	2.2	362	2.4
Total	14,866	100.00	14,564	100.00	15,035	100.0

SOURCE: Compiled by Beverly Hills Community Development Dept. from U.S. Census of Population and Housing 1980, 1990 (STF-1) and 2000 (SF1 H13)

Table 2.2-8 describes the Beverly Hills household composition. Of the total households, 55 percent were “family” households and 45 percent were “nonfamily” households, or persons living alone. Families comprised of married couples (with or without children) made up almost 44 percent of all households. Households of all types with children under age 18 comprised over 24 percent of all households. Over 27 percent of all households were headed by a person of age 65 or more. Households consisting of a single female comprised almost 25 percent of all households, and 65 percent of all single-person households. Over 66 percent of residents aged 65 or more lived in family households, while 30 percent lived alone. Of those residents aged 65 or more who lived alone, 77 percent were women.

According to the U.S. Census, Beverly Hills household sizes have increased from 2.18 to 2.24 between 1980 and 2000, however they have not yet returned to the 1970 household size of 2.28 persons. By comparison, there were 2.98 persons per household in 2000 in Los Angeles County.

³ 2004 Southern California Association of Governments Regional Transportation Plan growth forecast.

Table 2.2-8 Household Size and Type, 2000, City of Beverly Hills

<i>Type of Household</i>	<i>Number of Households</i>	<i>Percent of Total Households</i>
1 Person	5,737	38.2
Male	2,012	13.4
Female	3,725	24.8
2+ Persons	9,298	61.8
Family Households:	8,263	55.0
<i>Married Couple Family</i>	6,584	43.8
–With children < 18 yrs	2,822	18.8
–With no children < 18	3,762	25.0
<i>Other Families</i>	1,679	11.2
Male householder (no wife)	456	3.0
–With children < 18 yrs	180	1.2
–With no children < 18 yrs	276	1.8
Female householder (no husband)	1,223	8.1
–With children < 18 yrs	661	4.4
–With no children < 18 yrs	562	3.7
Nonfamily Households:	1,035	6.9
Male Householder	480	3.2
Female Householder	555	3.7
Total Households	15,035	

SOURCE: 2000 U. S. Census of Population and Housing (SF3 P10)

Overcrowding in residential units is defined as having more than 1.01 persons per room. In 2000, 1,000 dwelling units in Beverly Hills, or 6.7 percent of the 15,032 occupied units, had more than 1.01 persons per bedroom. Of these overcrowded units, 81 percent were renter-occupied dwellings. The 1999 Regional Housing Needs Assessment (RHNA) indicated that there were 531 households experiencing overcrowding, 79.7 percent of which were renter households. In comparison, in the County, 23.0 percent of units had more than 1.01 persons per room.

Household Income

According to the 2000 Census, the City's per capita income in 1999 was \$65,507. The median household income in 1999 was \$70,945, which was the 18th highest in Los Angeles County. The 1999 median household, family, and nonfamily household incomes are compared with the County and state in Table 2.2-9 below.

Table 2.2-9 2000 Income Data, Beverly Hills, Los Angeles County, and California

Area	Median Household Income	Median Family Income	Median Nonfamily Household Income
Beverly Hills	\$70,945	\$102,611	\$49,394
Los Angeles County	\$42,189	\$ 46,452	\$30,917
California	\$47,493	\$ 53, 025	\$32,024

SOURCE: 2000 Census SF3: P53, P77, P80

An examination of Table 2.2-10 reveals that there are significant differences in income levels in the community, depending on the type of household, with 37 percent of all Beverly Hills households having incomes of less than \$50,000 in 1999, and less than 10 percent with incomes in excess of \$200,000. Among families, 27 percent had incomes less than \$50,000, and 28 percent had incomes in excess of \$200,000 in 1999. Among nonfamily households, 50 percent had incomes less than \$50,000 and 8 percent had incomes over \$200,000 in 1999.

Table 2.2-10 Income in 1999, City of Beverly Hills

Income	Households		Families		Nonfamily Households	
	Number	Percent	Number	Percent	Number	Percent
\$0-49,999	5,564	37.0	2,255	27.0	3,368	50.4
\$50,000-\$99,999	3,780	25.1	1,819	21.8	1,922	28.7
\$100,000-\$199,999	2,784	18.5	1,940	23.2	865	12.9
\$200,000+	2,910	9.4	2,337	28.0	532	8.0
Totals	15,038	100.0	8,351	100.0	6,687	100.0

SOURCE: Compiled by Beverly Hills Community Development Dept from 2000 U.S. Census, SF 3, P 52, P 76, P 79

Table 2.2-11 indicates that among households where the householder is age 65 or older, over 40 percent have incomes less than \$50,000, and almost 58 percent have incomes less than \$100,000.

Table 2.2-11 Income of Householders Aged 65 or More, 1999, City of Beverly Hills

Income	Householder Aged 65 or More	
	Number	Percent
\$0-49,999	1,651	40.4
\$50,000-\$99,999	715	17.5
\$100,000-\$199,999	747	18.3
\$200,000+	976	23.9
Total	4,089	100.0

SOURCE: Compiled by Beverly Hills Community Development Dept. from 2000 Census, SF 3, P55

Geographically, the 2000 U.S. Census indicates considerable differences in the incomes of households within Beverly Hills. Generally, households located south of Santa Monica Boulevard have incomes much lower than those households north of Santa Monica Boulevard, ranging from \$37,608 in Census Tract 7009.02 to \$126,586 in Census Tract 7007. Figure 2.2-1 identifies the Census Tracts in Beverly Hills. The citywide median household income in 1999 was \$70, 945, and the mean \$146,954.

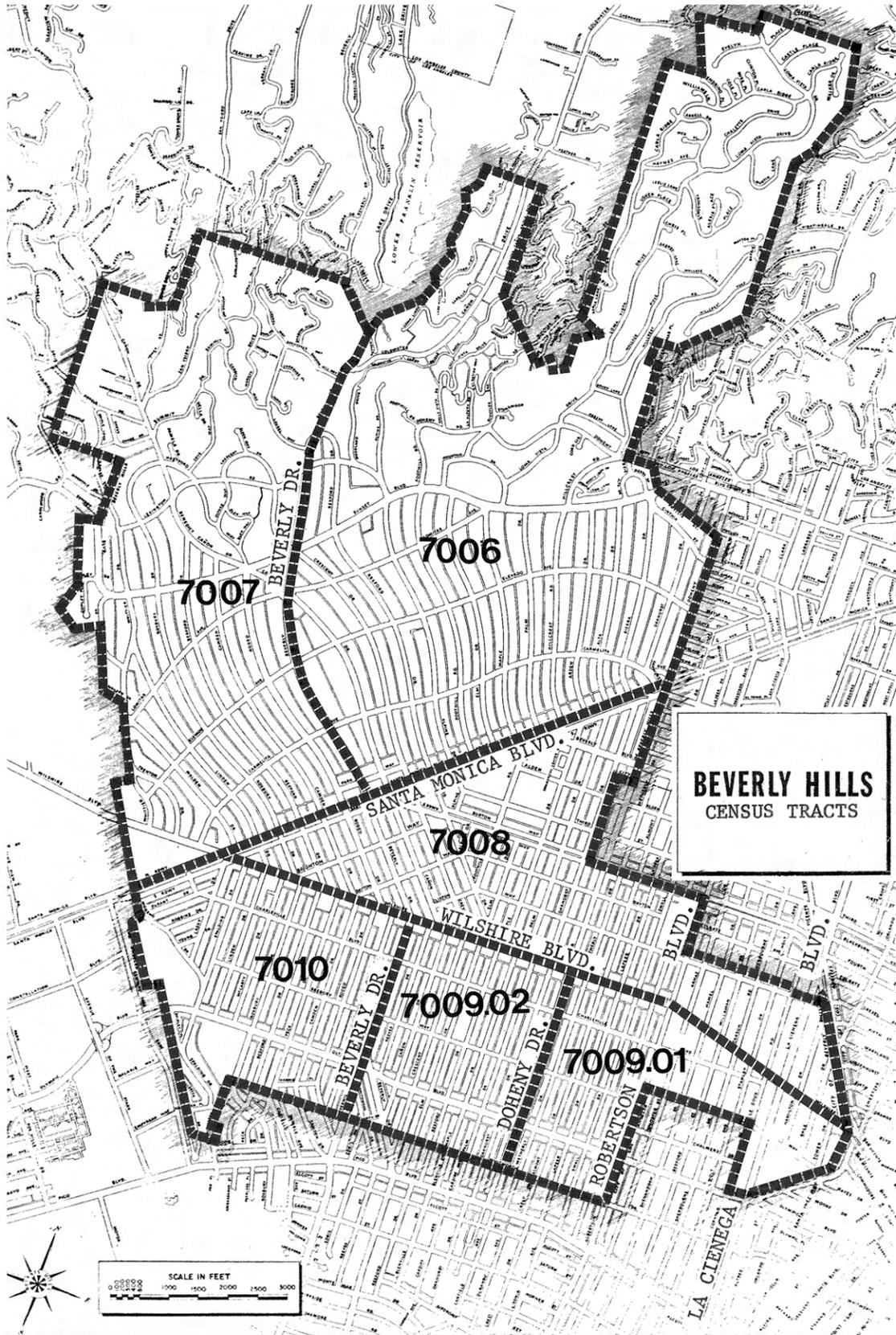
Table 2.2-12 provides information on mean family income by type of family and shows a low of \$35,294 for family households headed by women who have children and no spouse, to a high of \$120,987 for married-couple families with children.

Table 2.2-12 Median Family Income by Family Type, City of Beverly Hills	
<i>Family Type</i>	<i>Median Income</i>
All families	\$102,611
<u>Married-Couple Families</u>	
–With Children	\$120,987
–No Children	\$114,929
<u>Other Family</u>	
Male Householder, no spouse:	
–With Children	\$83,945
–No Children	\$84,420
Female Householder, no spouse:	
–With Children	\$35,294
–No Children	\$45,179
SOURCE: 2000 U.S. Census of Population and Housing, SF-3, PCT 40	

Income Status

In discussing lower income households, it is important to identify the income levels associated with labels such as “very low,” “lower” or “moderate” income. These are usually defined as annual household incomes not exceeding a percentage of the median family income identified annually by the federal Housing and Urban Development Dept. for the Los Angeles-Long Beach Metropolitan area, which was \$54,450 in 2005. It should also be noted that the federal definition of “poverty” defines an income level well below that which would qualify a household for participation in federal or state programs designed for those with “low” or “very low” incomes.

Used here, the definition of “low income” (also referred to as “lower” income) is 80 percent of the area median income adjusted for household size. A “very low” household income does not exceed 50 percent of the area median adjusted for household size. The federal poverty income levels are weighted depending on household composition, age, and presence of children under the age of 18. Table 2.2-13 and Table 2.2-14 provide the income levels defined as “low” and “very low” with a partial list of those defined as “poverty” thresholds.



Source: City of Beverly Hills, 2005



Figure 2.2-1

<i>Persons in Household</i>	<i>Very Low (50%)</i>	<i>Low or Lower (80%)</i>
1	\$22,950	\$36,700
2	\$26,200	\$41,900
3	\$29,500	\$47,150
4	\$32,750	\$52,400
5	\$43,250	\$56,600

SOURCE: Los Angeles County CDBG Bulletin No. 05-0009

<i>Persons in Family</i>	<i>Related Children under 18 Years</i>				
	<i>None</i>	<i>One</i>	<i>Two</i>	<i>Three</i>	<i>Four</i>
One:					
Under 65 years	\$9,827				
65+ years	\$9,060				
Two:					
Under 65 years	\$12,649	\$13,020			
65+ years	\$11,418	\$12,971			
Three	\$14,776	\$15,205	\$15,219		
Four	\$19,484	\$19,803	\$19,157	\$19,223	
Five	\$23,497	\$23,838	\$23,108	\$22,543	\$22,199

SOURCE: U.S. Census Bureau 2004
Source table calculated up to eight or more children and nine or more persons.

The Census information does not provide the same level of detail for “low” or “very low” income households and persons as it does for those below the “poverty” level. It is important to bear in mind that the extent to which the entire lower income population has the same household characteristics as those residents whose incomes are below the poverty level is unknown. Also note that tables derived from the Census Summary File 4 are based on sampled data, and therefore the totals can vary slightly from tables based on SF 1.

Table 2.2-15, Table 2.2-16, Table 2.2-17, and Table 2.2-18 display information on the extent of poverty of persons, households, and families by age, sex, and household type in Beverly Hills. In 1999, there were just over 3,000 people living below the federally-defined poverty level in Beverly Hills. A total of 9.1 percent of the total population, 8.6 percent of the total households and 7.9 percent of total families had incomes below the poverty level in 1999.

Table 2.2-15 Poverty Status of Persons for Whom Poverty Status Is Determined, 1999, City of Beverly Hills

Age	Persons Below Poverty			Persons Above Poverty			Total Persons
	Male	Female	Total	Male	Female	Total	
0-17	345	295	640	3,058	2,925	5,983	6,623
18-64	736	1,207	1,943	8,652	10,551	19,203	21,146
65+	178	297	475	2,395	3,126	5,521	5,996
Total	1,259	1,799	3,058	14,105	16,602	30,707	33,765

SOURCE: Compiled by Beverly Hills Community Development Dept. from 2000 Census, SF 3, PCT 142

Table 2.2-16 Poverty Status of Persons for Whom Poverty Status Is Determined, 1999, by Age of Householder and by Household Type, City of Beverly Hills

In Type of Household	Persons, by Age of Householder				Total Persons
	15-64		65+		
	Above Poverty	Below Poverty	Above Poverty	Below Poverty	
Married-couple family	16,831	1,348	3,339	227	21,745
Other Family					
Male householder, no spouse	945	60	112	14	1,131
Female householder, no spouse	2,196	550	264	19	3,029
Nonfamily households	5,214	625	1,806	215	7,860
Total persons	25,186	2,583	5,521	475	33,765

SOURCE: 2000 US Census SF4 PCT143

Table 2.2-17 Poverty Status of Households 1999 by Age of Householder and by Household Type

Type of Household	Age of Householder				Total Households
	15-64		65+		
	Above Poverty	Below Poverty	Above Poverty	Below Poverty	
Married-Couple Family	4,671	305	1,739	135	6,850
Other Family					
Male Householder, no spouse	279	22	50	6	357
Female Householder, no spouse	740	182	214	8	1,144
Nonfamily Households:					
Male Householder	1,829	158	443	35	2,465
Female Householder	2,503	260	1,279	180	4,222
Total Households	10,022	927	3,725	364	15,038

SOURCE: Compiled by the City of Beverly Hills Community Development Department from 2000 U.S. Census SF4 PCT163

Table 2.2-18 Poverty Status of Families, 1999, by Family Type, City of Beverly Hills

<i>In Type of Family</i>	<i>Above Poverty</i>	<i>Below Poverty</i>	<i>Total Families</i>
Married-Couple Family			
With related children under 18 years	2,824	227	3,051
No related children under 18 years	3,586	213	3,799
Other Family			
<i>Male householder, no spouse:</i>			
With related children under 18 years	143	11	154
With no related children under 18 years	186	17	203
<i>Female Household, no spouse:</i>			
With related children under 18 years	547	149	696
With no related children under 18 years	407	41	448
Total Families	7,693	658	8,351
SOURCE: 2000 U.S. Census of Population and Housing, SF 4 PCT 157			

Employment

Beverly Hills is a major employment center and part of a larger concentration of economic activity in the Westside area of Los Angeles County. Employment data from the California Employment Development Department indicates a 1999 employment level of approximately 45,000.⁴ SCAG's 2004 growth forecast projects an employment level of 61,840 by 2010 and 65,454 by 2020.

Almost 57 percent of the resident population was employed in 1999, with 70 percent of resident workers involved in private-for-profit industries, as shown in Table 2.2-19 below.

Table 2.2-19 Type of Worker, 1999, City of Beverly Hills

<i>Type of Work</i>	<i>Employed Persons, 16 Years of Age and Older</i>	
	<i>Number</i>	<i>Percent</i>
Private for Profit, Wage and Salary	11,126	69.9%
Private Not-for-Profit, Wage and Salary	831	5.2%
Local Government	669	4.2%
State Government	364	2.3%
Federal Government	107	0.7%
Self-Employed	2,725	17.1%
Unpaid Family Work	94	0.6%
Total Employed	15,916	100.0%
Total Persons Aged 16 and older	28,065	

SOURCES: Compiled by the City of Beverly Hills Community Development Department from 2000 U.S. Census of Population and Housing SF 3: P 43 and P51. According to the 1990 U.S. Census of Population and Housing (STF-3), 52.3 percent of City's population was employed in 1989.

⁴ 1999 2-digit ES-202 data for Beverly Hills. Does not include the self-employed and domestic service in private homes.

Daytime Population

The City is part of a major regional employment center. The peak daytime population has been estimated at approximately 294,000 persons in a service area comprised of a mixture of land uses including residential, commercial, and industrial. Daytime population includes employees of private, public, and quasi-public employers, hotel guests, or other visitors who are in the City during the day, and City residents who remain in the City during the day. This calculation is based upon employment density factors developed by SCAG and data obtained from the City.

In addition to this daytime population, an estimated 44,700 people are in transit through the City during a.m. peak hours, and approximately 46,000 during P.M. peak hours. Being aware that these additional persons are within the city limits is of interest to the City to the extent that they must be considered in the City's plans for emergency response services and disaster preparedness.

■ **Housing**

This section provides a descriptive profile of Beverly Hills' existing housing units and conditions. Beverly Hills housing data is compared to Los Angeles County and/or adjacent Westside cities, where comparative data is available. Information for this section is taken from a variety of sources including the City's 1998–2005 Housing Elements, the Southern California Association of Governments (SCAG), the California Department of Finance (DOF), and the 2000 Census.

■ **Existing Conditions**

Housing Development and Dwelling Unit Types

According to Census data, 133 housing units were added to the City's housing stock between 1990 and 2000 and an additional 184 were added between 2000 and 2005. This indicates an average yearly increase in the housing stock of approximately 21 units over a 15-year period. This rate of growth increased between 2000 and 2005, with an average of 36 housing units being added per year during this 5-year period. The number of housing units in the City between 1990 and 2005 and the net change in units are shown in Table 2.2-20 below.

<i>Year</i>	<i>Number of Housing Units</i>	<i>Net Change in Housing Units</i>
1990 ^a	15,723	—
2000 ^a	15,856	133
2005 ^b	16,040	184

SOURCE: ^a 2000 Census and ^b State Department of Finance, Population Research Unit

The number of housing units in the City was estimated to be 16,040 in 2005 based on the annual DOF estimate. Table 2.2-21 shows the number of units for each housing unit type.

<i>Housing Unit Type</i>	<i>Number of Units</i>	<i>Percent of Total</i>
Single-Family Detached	5,723	36%
Single-Family Attached	236	<1%
Duplex to Fourplex	1,803	11%
Multi-Family	8,250	51%
Mobile Home	28*	<1%
City Total	16,040	100.0%

SOURCE: 2005 California Department of Finance.

* The City of Beverly Hills has no record of mobile homes existing in the City even though the DOF estimate includes 28 mobile homes.

The City’s own estimate of the total number of dwelling units and the ownership categories is shown below in Table 2.2-22.

<i>Type of Unit</i>	<i>Number of Units</i>	<i>Percent of Units</i>
Condominium	1,847	11.6%
Single Family	5,723	35.8%
Apartment	8,412	52.6%
Total	15,982	100.0%

SOURCE: Beverly Hills Community Development Dept.

The City has recently approved a number of conversions of apartments to stock cooperatives and is currently reviewing additional regulations. Interest in conversion of apartments to stock cooperatives appears to be an emerging trend.

“Second units” in areas zoned for single family residential are required by State law to be approved provided development standards are met, and approximately 12 such units have been approved or are under review.

Residential Densities

Residential density is defined as the number of dwelling units built per acre of land (du/ac). Densities are established by City regulations such as the General Plan land use designation which sets a maximum density for each residential land use category, and the Zoning Code which strictly prescribes standards for development within specified residential Zones. Over time, development standards change with the result that built densities do not always correspond to current allowable densities. In Beverly Hills, there are three residential areas of the City developed at distinctly different densities.

Generally, these areas are located (1) north of Sunset Boulevard, the lowest density primarily due to the larger lot sizes and the exclusive development of single family homes; (2) south of Sunset Boulevard to Santa Monica Boulevard, which has single family homes on smaller lots and a small area on Doheny Drive which is zoned for and developed with multiple-family units; and (3) the area south of Santa Monica Boulevard which has the smallest lot sizes and the highest permissible densities in the City.

The approximate built density of single-family residential areas was estimated by using the average size of the lots within each area and the City's development standards which regulate the number of units permitted on a lot. The approximate built density in the area south of Santa Monica Boulevard, which is not exclusively single-family, is more difficult to accurately assess. This area contains a mixture of single-family residences and multi-family developments with a broad range of densities. The 1998–2005 Housing Element estimates the average built density in this area to be approximately 39 du/ac. Existing multi-family developments in this area range from as low as approximately 14 du/ac to as high as approximately 118 du/ac. The estimated built density in the areas of the City discussed above is shown in Table 2.2-23.

<i>Residential Area Boundaries</i>	<i>Estimated Density (DU/acre)</i>
North of Sunset Boulevard	1.0
South of Sunset/North of Santa Monica Boulevards	3.0
South of Santa Monica Boulevard <ul style="list-style-type: none"> ▪ Single Family ▪ Multiple Family 	39.0

SOURCE: City of Beverly Hills Planning Department, 1998 -2005 Housing Element

Housing Tenure

As indicated by the 2000 Census, the tenure of housing in Beverly Hills, shown in Table 2.2-24, is majority renter-occupied households. Renter households are those occupying any type of housing, including apartments, condominiums, and single family houses. Tenure did not change substantially between 1990 and 2000 going from 56 percent renter in 1990 to 57 percent renter in 2000. The tenure in Beverly Hills is similar to most other Westside cities in 2000 with 61 percent in the City of Los Angeles, 70 percent in Santa Monica and 78 percent in West Hollywood. The exception to this pattern among Westside cities is Culver City with majority ownership rate of 56 percent.

<i>Year</i>	<i>Total Occupied Units</i>	<i>Owner Occupied</i>	<i>Renter Occupied</i>
1990	14,731	6,482 (44%)	8,249 (56%)
2000	15,035	6,518 (43%)	8,517 (57%)

SOURCES: U.S. Census 1990, 2000

Vacancy Rates

The overall housing vacancy rate of the City of Beverly Hills decreased between 1990 and 2000. The 1990 Census reported that 1,159 units or 7.4 percent of the City's 15,723 housing units were vacant. In contrast, 2000 Census data indicate that of the City's 15,856 units, 821 are vacant. Of these vacant units, 289 are for rent, 107 are for sale, 85 are rented or sold but not occupied, 135 are for seasonal, recreational or occasional use, and 205 are in the category of Other. The 2005 Housing Estimates from the California Department of Finance estimate a slight increase in the vacancy rate from 2000. Out of a total of 16,040 housing units in Beverly Hills, an estimated 831 (or 5.18 percent) were vacant in 2005, compared to 4.2 percent for Los Angeles County. The overall vacancy rate reflects the large number of seasonal units and second homes in the City.

Age and Condition of Housing Stock

Like several other Southern California communities, the City of Beverly Hills was created as a real estate development, with the original subdivision dating from 1907. There are a substantial number of single family houses in the City that were constructed prior to 1920 (prior to the period in which the City became associated with the entertainment industry), a few dating from before 1910. Based on data in the City's 1998–2005 Housing Element, the City experienced its greatest residential development and growth during the period from the late 1920s through the 1930s. As of 2000, nearly 35 percent of the City's housing stock was built before 1940, compared to 13 percent in the County. Figure 2.2-2 compares the age of the City's housing stock compared to that of the county, by decade built. Approximately 47 percent of the City's units were constructed prior to 1950. The median year of construction was 1952. Approximately 44 percent of owner-occupied housing and 28 percent of renter-occupied housing was constructed prior to 1940.

Deficient units are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction, or which were under extensive repair. The 1998–2005 Housing Element indicates that the condition of housing in Beverly Hills is considered to be very good in despite its age. There are no known cases of housing units in need of major structural rehabilitation or replacement due to deteriorated condition, although a few free standing garages of older apartment buildings have deteriorated and may require rehabilitation or demolition in the future, should they become a safety hazard. Experience gained under the City's home handyman program indicates that some landlords will allow significant deferred maintenance to occur, although generally, the extremely high property values indicate that property owners within Beverly Hills are, for the most part, conscientious about maintaining their properties. Substandard housing does not appear to be a problem in the community at this time.

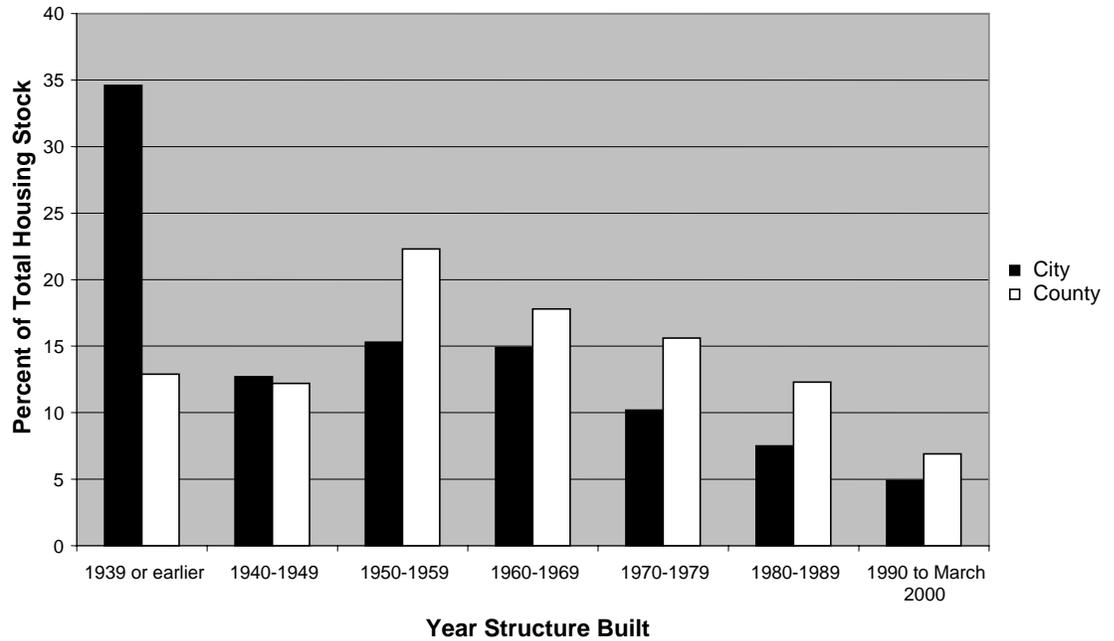


Figure 2.2-2 Age of Housing Stock: Beverly Hills and Los Angeles County

SOURCE: U.S. Census, 2000 Summary Tape File 3

Mobile Homes

There are no manufactured or mobile homes existing in Beverly Hills. The 1980 U.S. Census included five mobile homes, which have carried over into DOF estimates, and the 2005 DOF housing estimates indicate 28 mobile homes in the City, but city staff indicates these figures are in error.

Household Projections

As discussed earlier in this chapter in the Population and Growth section, a “household” as defined in the Census is simply an occupied housing unit. A household may consist of a single person, or a “family” of persons related by blood or marriage, or a family and any number of unrelated individuals. Household projections are the best available data to approximate the anticipated growth in the number of housing units in the City during the next 25 years.

The Southern California Association of Governments (SCAG) provides household projection data from the years 2000–2030 in five year increments. According to SCAG’s 2004 Regional Transportation Plan (RTP) projections, Beverly Hills had 15,062 households and this number is expected to increase to 16,766 by 2030 for a gain of 1,704 units over the next 25 years. Table 2.2-25 shows the 2000–2030 household trends within the 1999 City limits. As shown, the total number of dwelling units is expected to be 15,256 in 2005.

Table 2.2-25 Household Projections for the City of Beverly Hills, 2000–2030

Year	Households
2000	15,062
2005	15,256
2010	15,470
2015	15,789
2020	16,114
2025	16,439
2030	16,766

SOURCE: SCAG, 2004 Regional Transportation Plan

Housing Costs and Affordability

As reported in the 1998-2005 Housing Element, the majority of owner-occupied housing in the City of Beverly Hills—95 percent, fell into the highest and open-ended cost category of \$500,000 or more according to the 1990 U. S. Census. In an indication of the significant rise in housing costs nationwide, the 2000 U. S. Census indicates that 61 percent of owner-occupied units in Beverly Hills have a value in excess of \$1 million. When combined with the next two highest value categories of \$500,000–\$749,000 and \$750,000–\$1 million, in excess of 95 percent of the owner-occupied units are valued at more than \$500,000.

Available 2000 U.S. Census data for renter-occupied housing units indicates that the majority of Beverly Hills renters pay from \$1,000 to \$2,000 or more in gross monthly rent. The largest category of contract rents is the 36 percent who pay between \$1,000 and \$1,499 followed by the 14 percent who pay \$2,000 or more per month and the 13 percent who pay \$1,500 to 1,999 in monthly contract rents. More recently, the Beverly Hills Community Development Department compiled the rental listings posted in the Beverly Hills Courier dated February 4, 2005 and February 11, 2005. Rents from those listings ranged from \$775 for a 0-bedroom unit to as high as \$3,700 for a 3 or more-bedroom unit, summarized in Table 2.2-26.

Table 2.2-26 Survey of Rental Listings in Beverly Hills, 2005

	Number of Bedrooms			
	0	1	2	3 or more
Total Units Listed	8	26	29	5
Median Rent	\$1,099.50	\$1,625.00	\$2,100.00	\$3,100.00
Range of Rents	\$775–\$1,195	\$1,085–\$2,000	\$1,550–\$4,200	\$2,800–\$3,700

SOURCE: Compiled by Beverly Hills Community Development Department, Survey of Rental Listings in the Beverly Hills Courier dated February 4, 2005 and February 11, 2005

Beverly Hills does not have the type of rental apartments that offer service levels such as a concierge, visitor screening, doorman, valet parker, on-site handyman repair, and a high

level of décor, maintenance, and other services associated with “luxury” apartment buildings. Such buildings require some minimum number of units to spread the cost through the rent levels, and the development standards, housing market and ownership patterns of lots zoned for multifamily residential generally result in only small scale condominium developments, with the maximum of five stories permitted in limited areas.

The cost of housing in Beverly Hills relative to the median income in the community indicates a significant affordability gap. As shown in Table 2.2-27, housing prices in Beverly Hills remain among the highest in the Los Angeles metro area. Based on sales price data obtained from RealQuest Data Services for residential real estate sales in Beverly Hills in the period from 2001 - 2004, the median single-family home price is \$1.3 million dollars. Sales prices among the 379 units sold during this period range from a low of \$50,000 to a high of \$13 million dollars with an average home price of approximately \$1.77 million.

	<i>Single Family Residences</i>	<i>Condominiums</i>	<i>2-4 Units</i>	<i>5+ Units</i>
Total Units/ Projects Sold	379	252	121	36
Median	\$1,320	\$568	\$1,240	\$1,440
High	\$13,000	\$1,475	\$2,300	\$8,850
Low	\$50	\$165	\$130	\$59
Average	\$1,766	\$631	\$1,249	\$1,921

SOURCE: Real Quest Data Services
Data represents sales prices for selected units, 2001-2004, to the nearest \$1,000.

For condominiums sold during this period the median sales price is \$568,500. The sales prices among the 252 condominiums sold range from a low of \$165,000 to a high of approximately \$1.47 million with an average sale price of \$631,060.

Among multiple-family projects with between two and four units sold during this period, the median sale price is \$1.2 million. The 121 two-to-four-unit projects sold in a range from a low of \$130,000 to a high of \$2.3 million with an average sales price of \$1.25 million. Lastly, the median sales price for multiple family projects with five or more units is \$1.44 million. Among the 36 multiple family projects with five or more units that were sold during this period, the prices range from a low of \$59,000 to a high of approximately \$8.85 million with an average sales price of approximately 1.92 million.

The escalating housing prices in Southern California and throughout the nation make home-ownership increasingly difficult for median-income wage earners. However, the disproportionately high cost of housing in Beverly Hills relative to other housing markets in the Southern California region, accentuates the disparity between housing cost and the ability of current residents and employees in the City to purchase housing there.

■ Issues

- The City's daytime population surpasses its resident population to a significant degree. While this is not uncommon for a major employment center, this situation merits special attention for emergency preparedness and disaster planning efforts by the City's and other public safety agencies.
- The resident population is characterized by a high median age and significant percentage of people over the age of 65. At the same time, the number of very young children has increased significantly over the past 10 years and may continue to grow.
- There are significant disparities in household incomes.
- There is a significant disparity between the median household income for City residents relative to the cost of housing in the City. This disparity has continued to grow in recent years as housing prices have continued to escalate without comparable increases in income. This is particularly significant for the City's existing lower income seniors and families with children.
- Existing housing product types are generally limited to single family residential (in a wide range of sizes), newer large condominium units in small-scale buildings, and older, under-parked, small-scale apartment buildings. While there are a limited number of anomalous examples, there are no development standards that permit or encourage housing products such as mixed use development, townhouse (row) type development, attached, zero-lot line type units, or large-scale luxury apartments or condominiums.
- Conversion of apartments to common interest developments such as stock cooperatives, to the extent that such units are in older buildings with fewer amenities, may accelerate the loss of more affordable apartments, and, depending on how conversions are regulated, will extend the economic life of older more character-defining and possibly under-parked buildings through seismic, life-safety and aesthetic upgrades.
- New, large scale single family developments continue to replace older small houses on relatively small lots, changing neighborhood character, although architectural quality is expected to improve due to the recently enacted requirement for design review.

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