
SECTION I: HOUSING NEEDS

This section of the Housing Element summarizes the current and projected housing needs for the City. The Element also estimates the number of households that meet Federal or State criteria for special consideration when discussing specialized needs. Although the City is generally considered to be without significant housing problems, a review of the demographic and physical makeup of the City uncovers issues of concern. The following analysis identifies those issues and explores their significance for determining the City's housing goals and policies.

Population Growth

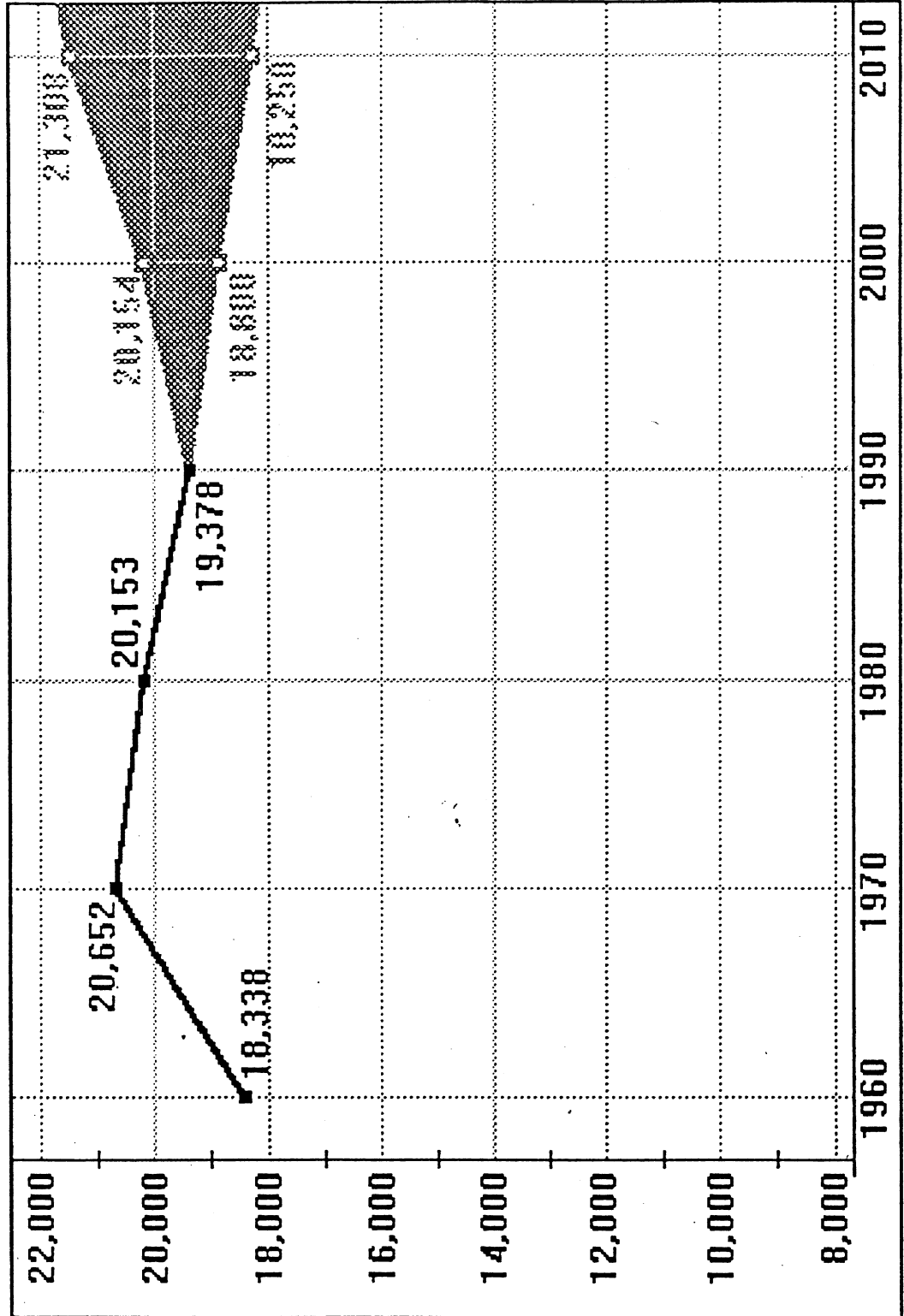
The City of La Cañada Flintridge is reported in the 1990 U. S. Census as having a total population of 19,378 residents. The 1990 Census extends for the second decade the City's modest decrease in population from the previous Census. The City's rate of population decline of 0.3% per year over the past twenty years contrasts sharply with the County's growth rate of 1.15% per year for the same period.

	City	%Δ	L.A. County	%Δ
1960	18,338		6,038,771	
1970	20,652	+12.6	7,032,075	+16.4
1980	20,153	- 2.4	7,477,503	+ 6.3
1990	19,378	- 3.8	8,863,164	+18.5

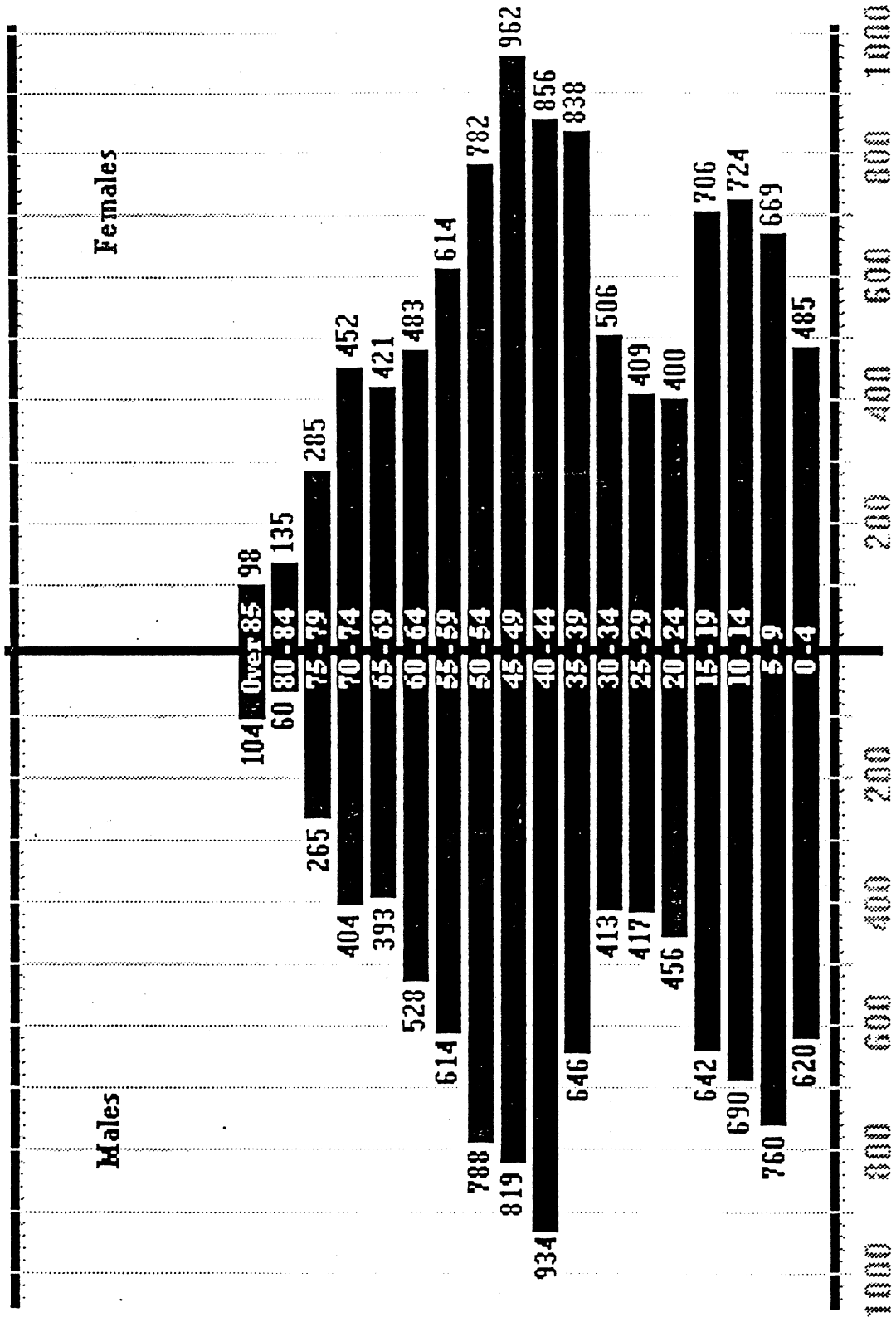
No significant vacant land is available to provide for future residential development. The City expects that population levels will remain around 20,000, with perhaps slight increases as smaller households comprised of elderly residents are replaced with younger households comprised of families. Figures H-1, H-2 and H-3 depict population growth projections and age cohorts pyramids.

CITY OF LA CAÑADA FLINTRIDGE

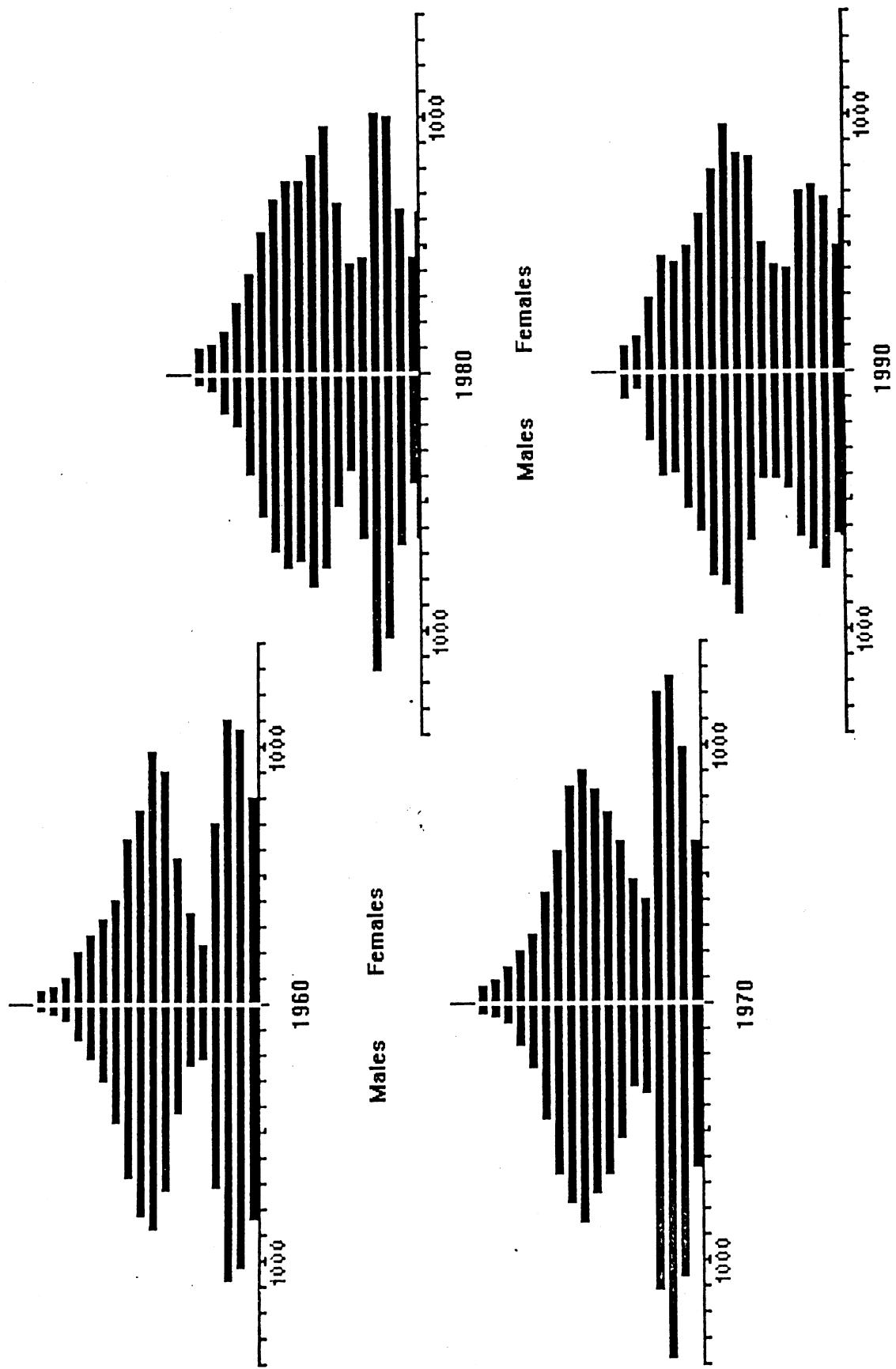
1960 - 1990 POPULATION HISTORY AND TWENTY YEAR PROJECTION



1990 CENSUS OF POPULATION - CITY OF LA CANADA FLINTRIDGE



CITY OF LA CAÑADA FLINTRIDGE POPULATION PYRAMIDS



Condition of Units

At the 1990 Census, 6,918 residential units were counted in the City. Of these, 6,518 units (94%) were detached single family homes and the remaining 400 units (6%) were attached or multiple units.

The City of La Cañada Flintridge developed as a residential community, beginning with the Flintridge and Alta Canyon subdivisions in the 1920's. By 1940, nearly 37% of today's housing stock had been constructed. The median age of homes is approximately 29 years. The accepted standard for major rehabilitation is after 30 years. However, the City housing stock has historically been of high quality with diligent maintenance, so that many older homes are in good or excellent condition.

A targeted windshield survey was conducted in February, 1993, to identify substandard dwelling units in the City. Although only portions of the City were surveyed (see Housing Element Appendix A), the condition of the City's housing stock can be reasonably characterized as follows:

Good Condition -	6,911
Substandard Classes -	
Class C (Suitable for Rehabilitation) -	4
Class D (Not Suitable for Rehabilitation) -	3

The absence of any significant substandard housing can be traced to active private rehabilitation efforts. Since 1986, when the City last updated its Housing Element, 3,523 building permits have been issued for single family residential additions or remodels, indicating that in this 6½ year period 54% of the City's housing stock had been upgraded.

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of thirty percent and above. Households paying greater than this amount will have less income left over for other necessities, such as food, clothing and health care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

The Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG) identifies housing overpayment for the City's lower income households based on data from the 1980 census. (Lower income households are defined as households whose total gross income is less than 80 percent of the County median.) According to the RHNA, lower income households represented approximately 12.3% of all households in the City (843 of 6,853). Among lower income households, 42.4% (362 of 843) were paying more than 30% of their income on rent or mortgage payments, as of January 1, 1988. Of these overpayers, 198 were classified as Very Low Income and 165 were Low Income.

A review of the 1990 census suggests that the number of lower income households has increased slightly to 12.9% (864 of 6,694). Lower income households paying more than 30% on housing also increased to 54.9% (474 of 864).

The distinction between housing overpayment by renters versus homeowners is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established in that market. According to the RHNA, of the total 362 lower income households identified as overpayers, 267 were owner households and only 95 were renter households. By allowing additional affordable housing opportunities in Accessory Living Quarters (second units) and mixed use residential housing as noted in this element, the City creates opportunities to reduce the overall cost of housing.

Special Needs Groups

The State of California has identified several groups of the general population that have special housing needs. These groups are considered in the City's review of housing policy to determine the extent to which these groups are present in the community and the degree to which they require assistance in securing decent affordable housing.

Elderly: The elderly segment of the population is defined by the U.S. Bureau of Census as those persons 65 years of age or older. In La Cañada Flintridge, there were 2,617 persons

(approximately 13.5% of the total population) at least 65 years old. Of the 6,694 all households in the City, 1,563 (23.3%) were run by persons 65 or older. Another indicator of the status of the elderly is their living relationship with others. In the City, the vast majority of elderly - 2,119 or 81.0% - live with their spouse or other family member. Four hundred fifty-one (17.2%) live alone and 47 (1.8%) live with non-relatives or in an institutional environment.

Two significant measures relating the elderly to housing policy is their tenure and their income status. Of the 1,516 elderly who are heads of their household, 1,452 or 95.8% are owners and 64 (4.2%) are renters. Of all elderly, 2,506 (95.8%) are above the poverty line and 111 (4.2%) are below. These numbers indicate that the City's elderly population is generally not under-housed, nor is it a significant poverty group.

Handicapped: The City has identifiable groups of handicapped residents, as defined by the United States Census. Two types of handicap are identified: Mobility limitations and self-care limitations. In the City, 1,219 handicapped persons were counted, representing 6.3% of the entire population. Those with only a mobility limitation were the largest group, with 808 or two-thirds of all handicapped persons. Those with only a self-care limitation or with self-care and mobility limitations are about one-third (411 persons) of all handicapped in the City. Elderly comprise nearly half of all handicapped persons with 580 (47.6%). Of these, 216 have a self-care limitation. The division of handicapped persons by gender reflects the population overall, with slightly more women than men in all age categories.

Large Families: Families with five or more members are considered large families. In La Cañada Flintridge, there are 818 households with five or more members, about 12.2% of all households. Large families do not appear to be underhoused as there are 2,285 dwelling units in the City with four or more bedrooms, nearly one-third of the City's housing stock. The 1990 Census figures indicate that 90% of these families own their homes (761 households), while 7% (57 households) are renters.

Overcrowding is typically associated with larger families, and units with 1.01 or more persons per room are deemed to be overcrowded. In La Cañada Flintridge, 185 units are shown as

being overcrowded. The 1990 Census indicates that 82% of these overcrowded households are homeowners (151 households), while 18% (34 households) are renters.

Female-Headed Households: Female-headed households represent approximately 15.0% of all households in the City (1,009 of 6,713). Of these, 611 lived alone. Of the remaining 398 female-headed households, 381 (95.7%) were classified as above poverty level status, including 142 with children under eighteen years of age. Seventeen female-headed households (4.3%) are classified as below the poverty level, including seven households with children under eighteen years of age.

Farmworkers: Seasonal, low-income farmworkers are not considered to be a significant population group in La Cañada Flintridge. There is no agricultural or farming industry located within the City, and no farmworker housing. According to the 1990 Census, only 33 residents worked in the Farming, Fishing and Forestry classification, including related services and administration.

Homeless: Homeless persons are considered by the Southern California Association of Governments (SCAG) to be persons housed in shelters and those observed on the street as homeless. According to the latest estimates of the SCAG, there are no permanent shelters in the City and no homeless persons observed on City streets. In addition, there are no known continuously used homeless camps in the City. Approximately one to two reports are received each year regarding homeless persons sleeping in vehicles or in various public areas, such as parking lots or drainage channels.

The Crescenta-Cañada Ministerial Association operates an emergency food and aid program through the Crescenta-Cañada YMCA that serves the City and the surrounding areas of La Crescenta, Montrose and Verdugo City. This program provides food baskets and vouchers for meals, gasoline and bus tokens. Longer term needs such as counseling are provided by referral to the Salvation Army facility in the City of Glendale. The emergency aid program served 226 persons in 1992, and 115 persons in the first four months of 1993.