

SPECIAL NEEDS LARGE FAMILIES

Large family households are defined by U.S. Census Bureau as households containing five or more persons. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately-sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-incomes of larger families, results in many large families living in overcrowded conditions.

Description of Need

2000 Census figures report that large family households account for 24 percent of all households in Model City (13,664 households). The number of renter large family households is slightly larger than that of owner households (i.e., 28 percent renter households vs. 21 percent owner households).

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	22,720	77	6,190	21	28,910	100
Renter	19,488	73	7,474	28	26,962	100
TOTAL	42,208	75	13,664	24	55,872	100

Source: Census Bureau (2000 Census SF 3: H17)

The 2000 Census data figures show a 9 percent increase in the number of large family households since 1990 (16 percent of all households in 1990 vs. 25 percent in 2000). In 1990, 12 percent of all owner and 19 percent of all renter households were large families with five or more persons.

Fifty-eight percent (7,946) of the 13,664 large family households in Model City are either very low or low-income households. Currently, less than 5 percent of the rental housing stock has 4 or more bedrooms resulting in a high percentage of lower-income large family households which are forced to live in overcrowded situations to make ends meet.

Income Level	1- 4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	11,282	27	4,749	35	16,031	29
51% to 80%	7,837	19	3,197	23	11,034	20
81% and above	23,089	54	5,718	42	28,807	51
TOTAL	42,208		13,664		55,872	

Source: State of the Cities Data Systems, CHAS Data

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	1,166	5	2,422	9	3,588	6
1 BR	2,713	9	8,701	33	11,414	20
2 BR	7,487	25	10,452	39	17,939	32
3 BR	12,317	42	3,975	15	16,292	29
4 BR	5,324	18	1,060	4	6384	12
5+ BR	471	1	86	.004	557	1
TOTAL	29,478		26,696		56,174	

Source: 2000 Census, SF3: H42

Forty-one percent of Latino families are characterized as large, as compared to 24 percent of the general population. According to the 1995 Consolidated Plan, 72 percent of Latino households earn 95 percent or less of the County median income. Only 18 percent of African-American households have five or more persons.

There are approximately 25,338 dwelling units with 3 or more bedrooms in the City, an amount that exceeds the current estimated need for large families. However, there remains a need for additional units with four and five bedrooms as only 7,465 units (29 percent) have 4 or more bedrooms and less than 2 percent of currently available (611 units) have five or more bedrooms.

Total Number of Units by Bedroom Size	
No Bedroom	3,917
1 Bedroom	13,051
2 Bedrooms	21,108
3 Bedrooms	17,873
4 Bedrooms	6,854
5 or more Bedrooms	611
Total Units	63,414

Source: 2000 Census, SF3: H41

In spite of the number of larger dwelling units available citywide, 80 percent of large families continue to live in overcrowded conditions. In contrast, many older families live in houses which are too large for their household, but are reluctant to move because they fear that they will lose their lower Proposition 13 stabilized tax rate. Older (over age 55) families can carry their existing tax rates with them if they move, but many are not aware of this fact.

Projected Housing Needs for Female-Headed Households

Summary of Projected Needs for Large Families

No. of Large Family Households	Projected Needed Larger Family Units (4+ bdrms)	Households or Persons / DU
13,664	6,199	5 +

Strategies and Programmatic Responses to Meet Projected Needs

As with other special needs groups, large families would benefit from innovative multifamily housing development such as co-housing units which may include child care facilities. Large families should also have adequate recreational areas for children and adults near their residences. Housing for large families should also be located near public transit.

According to the Los Angeles Times (8/14/95), only 37 percent of all households in Los Angeles County can afford the cost of a median-priced home (\$175,400). A program to assist large families with homeownership would be advantageous.

Current parking ordinances which relate the size of the dwelling unit to the number of required parking spaces have inadvertently established incentives for developers to restrict unit sizes in order to reduce parking development costs. As a result, the City has a preponderance of 2-bedroom units, presenting a problem for larger families. By reducing parking standards for units with 4 or more bedrooms, the City may eliminate barriers and incentivize the development of much needed larger units.

Note: Sample analysis includes excerpts from the City of Los Angeles' 1998-2005 Housing Element