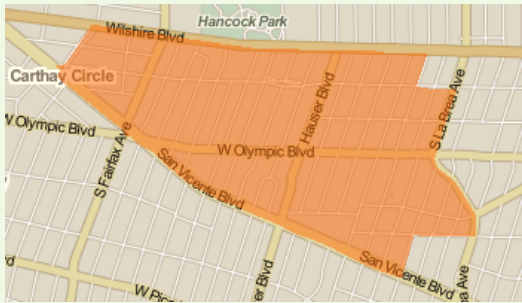




Current Report: Rental Housing Report of Custom Region: Miracle Mile



Date: October 25, 2010

Proposed Area:

This area is located in **Los Angeles** County, in the state of **California**

It is located within or touches the following census tract(s): **216300, 216200.**

Similarly, it is located within or touches the following zip code(s): **90019, 90036, 90048.**

Data presented in this report summarize the Census Block Groups that this area covers. See Endnotes for a full explanation of how the data are calculated.

(-) This Area is Served by (or touches):

School District(s): Los Angeles Unified

Congressional District(s): California District 30 (Henry Waxman), California District 33 (Diane E. Watson)

Senators: Barbara Boxer (CA), Dianne Feinstein (CA)

State Senate District(s): California State Senate District 023, California State Senate District 026

State House District(s): California State Assembly District 047

(-) Rents:

Across the area, an estimated **68.01%** or **2,617** households rented their home in 2010. By 2015, **2,687** households are projected to rent their homes. Distributions by bedroom sizes are not available for more recent years, but according to the U.S. Census Bureau, this area was home to rental units of the following bedroom sizes in the year 2000:

Rental Units by Size	Number of Units	Percent of All Rental Units
Miracle Mile		
0 or 1 Bedroom	1,554	61.42%
2 Bedrooms	727	28.74%
3 or more Bedrooms	249	9.84%
All	2,530	100%
County (Los Angeles)		
0 or 1 Bedroom	940,141	58.81%
2 Bedrooms	479,677	30.01%
3 or more Bedroom	178,723	11.18%
All	1,598,541	100%
State (California)		
0 or 1 Bedroom	2,311,655	48.48%
2 Bedrooms	1,619,984	33.97%
3 or more Bedroom	837,084	17.55%
All	4,768,723	100%

Also, in 2000, according to the U.S. Census Bureau, average gross rents ¹ by bedroom size were as follows:

Gross Rent in 2000	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
Miracle Mile			
< \$300 / month	119	0	0
< \$500 / month	265	11	0
< \$750 / month	892	131	8
< \$1,000 / month	1,350	338	44
> \$1,000 / month	204	389	205
County (Los Angeles)			
< \$300 / month	58,115	12,729	4,319
< \$500 / month	231,367	39,633	13,117
< \$750 / month	682,099	188,852	38,974
< \$1000 / month	858,082	353,518	83,945
> \$1000 / month	82,059	126,159	94,778
State (California)			
< \$300 / month	168,569	48,622	21,718
< \$500 / month	593,779	192,413	72,415
< \$750 / month	1,493,937	695,149	211,533
< \$1000 / month	1,981,970	1,162,341	417,486
> \$1000 / month	329,685	457,643	419,598

(-) Incomes:

The range of household incomes in this area is as follows:

Annual Income Category	Number of HHs in 2010	Percent of HHs in 2010
Miracle Mile		
Less than \$25,000	772	20.06%
Less than \$50,000	1,560	40.54%
Less than \$75,000	2,274	59.1%
Less than \$150,000	3,355	87.19%
\$150,000 or more	493	12.81%
County (Los Angeles)		
Less than \$25,000	742,127	22.5%
Less than \$50,000	1,514,182	45.91%
Less than \$75,000	2,093,891	63.49%
Less than \$150,000	2,923,737	88.66%
\$150,000 or more	374,108	11.34%
State (California)		
Less than \$25,000	2,394,295	18.92%
Less than \$50,000	5,186,660	40.99%
Less than \$75,000	7,485,387	59.15%
Less than \$150,000	11,064,841	87.44%

\$150,000 or more

1,589,015

12.56%

(-) Rental Affordability:

According to the U.S. Census, **958** renters in this area were cost burdened (paying more than 30% of their income towards rent) in 2000 and **437** were severely cost burdened (paying more than 50% of their income towards rent).

Of those renters that were cost-burdened, **17.54%** were over the age of 65. Additionally, **51.88%** of cost burdened renters earned less than \$20,000 in 2000.

Burdens by Age	Cost Burdened Renters in 2000	
	#	% of all cost burdened renters
Miracle Mile		
Less than 55	734	76.62%
55 or older	224	23.38%
65 or older	168	17.54%
75 or older	54	5.64%
County (Los Angeles)		
Less than 55	549,832	77.03%
55 or older	163,937	22.97%
65 or older	102,703	14.39%
75 or older	51,196	7.17%
State (California)		
Less than 55	1,593,933	76.64%
55 or older	485,762	23.36%
65 or older	314,138	15.11%
75 or older	171,483	8.25%

Burdens by Annual Income	Cost Burdened Renters in 2000	
	#	% of all cost burdened renters
Miracle Mile		
Less than \$20,000	497	51.88%
Less than \$50,000	891	93.01%
Less than \$75,000	958	100%
County (Los Angeles)		
Less than \$20,000	447,362	62.68%
Less than \$50,000	695,596	97.45%
Less than \$75,000	710,508	99.54%
State (California)		
Less than \$20,000	1,205,683	57.97%
Less than \$50,000	1,995,026	95.93%
Less than \$75,000	2,065,292	99.31%

(-) Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost

of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Calculations presented here were performed by staff at The Reinvestment Fund and are based on data from the U.S. Census for 2000 and estimates and projections provided by Nielsen for 2010 and 2015. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code. Depending on the size of the area selected, numbers presented in this report capture data within block groups, census tracts, zip codes, counties or states that are either within or touch the area selected. Sometimes these geographies extend beyond the exact area selected for the report. As a result, numbers in this report may be reflective of a slightly larger geography. For example, if you have an area that touches part of a block group, data for that entire block group will be included in this report.

Values presented in this report for custom areas were calculated by summing the Census Block Groups contained therein. A Census Block Group was included if more than 50% of its area was included by the custom area. If data is unavailable in one or more areas contained by the custom area, or if the custom area does not contain at least 50% of the smallest geography for which data is available, the report will return a value of "N/A", indicating that this data is not available. Custom areas include Custom Regions, Raddii, School Districts, Congressional Districts, and other areas for which values are not published by the Census or Nielsen. The Census Block Groups that were combined to construct the study area in this report are as follows: , , , , , .

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Rental Housing Report by Custom Region for area in **Los Angeles** County
10/25/2010
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