



GATEWAY CITIES
COUNCIL OF GOVERNMENTS

**2003 Addendum
To the
Gateway Cities
Comprehensive Economic
Development Strategy**

**Presented to
Economic Development Administration**

**Prepared by
Gateway Cities Council of Governments**

**2003 ADDENDUM
to the
Gateway Cities Comprehensive Economic Development Strategy**

A survey was conducted of the cities within the Gateway Cities Region to determine what progress had been made in 2002 toward the goals of the Comprehensive Economic Development Strategy. The survey asked questions about how the City was implementing the six strategies outlined in the Gateway Cities CEDS document. The full survey responses are attached following a summary of the answers.

Strategy #1: SUSTAINABLE DEVELOPMENT

This strategy focuses on meeting the needs of the community by increasing the quality of life without compromising the needs of future generations. This includes making investments to expand and rehabilitate existing infrastructure to accommodate current and projected population while stimulating the growth of new employment opportunities.

Summary of Responses:

During the year, projects included assessment and remediation of brownfields, development and revitalization efforts, upgrading infrastructure, and programs that provide job opportunities and training. Several commercial development and mixed-use projects were undertaken. Housing projects included affordable housing units. In addition, the revitalization of major streets in commercial areas, such as Whittier Blvd., that entailed new streetscape, hardscape, and façade improvements were initiated. Long Beach started six mixed-use (Retail/residential, Residential/Commercial, Residential/Commercial) projects and two residential projects. Several cities initiated policies and projects to provide infill housing as well.

Brownfield site assessment over the past year included four projects of over 294 acres. Two sites of over 31 acres were being remedied by Pico Rivera and Downey. Cities have facilitated sustainable growth in the Gateway Region in other ways; providing jobs along with commercial and industrial park development, education and training for skilled, higher-paying jobs; upgrading infrastructure for park improvements; drafting specific plans and revising development impact fees, and obtaining grants for brownfield site assessments.

Infrastructure improvements initiated during 2002 included remodels of parks and improvements on streets that included the installation of sidewalks, landscaping and irrigation, traffic signals, and water and sewer lines. Paramount acquired land for the expansion of Dills Park and installed intersection/railway improvements at Paramount & Garfield, traffic signal upgrades at various locations throughout the City, and conducted storm drain improvements at various locations throughout the City.

Strategy #2: USE OF INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

Electronic-commerce, information technology industries, and telecommunications offer new opportunities and challenges for distressed areas. Technology-based development requires the development of new infrastructure, programs that support entrepreneurship, and training to develop a skilled workforce to maintain and support state-of-art systems.

Summary of Responses:

During the year, cities have increased the use of information technology and telecommunications systems by making economic development information available on the web, providing more information about City programs and projects, and by enhancing their own use of information technology.

Pico Rivera has made it easier for residents and businesses to conduct routine transactions without visiting City Hall by making available most application forms online. The website also offers information about how to start a business by providing excellent hyperlinks to many websites. Many other cities already have their own website and provide information on economic development resources. New technology has been installed such as DSL service in Huntington Park City Hall, a GIS program of land uses in Montebello, and Prizm lifestyle and buying pattern data by zip code were developed and brought to full operation in Long Beach.

Strategy #3: INTERNATIONAL TRADE

This strategy creates jobs in several ways: through the manufacturing of goods for export, goods movement, port security, and through trade in services. In addition, special attention must be paid to the influence that trade has on local traffic.

During the year, cities have fostered international trade by sponsoring import-export workshops for local businesses; offering loans to expand businesses engaged in trade or port-related activities; studies related to regional. For example, Long Beach has initiated a program providing free assistance in penetrating new international markets for exports and a college internship program for students studying international trade. Twelve international trade workshops were sponsored and Vernon hired a full-time International Trade specialist to work directly with Vernon businesses on international trade.

Long Beach provided four loans to businesses to support their expansion in international trade totaling \$130,000 (Millenium Fitness Consulting \$35,000; Communications \$35,000; GMI International \$25,000; and Moon Eclyps \$35,000). Bell Gardens also has business loan program. Pico Rivera has extended the contract of the World Trade Center Association for the satellite service center in the City called the Pico Rivera Trade Assistance Center (PRTAC) that provides access to valuable information about international trade, marketing support and trade financing services. Huntington Park is actively involved in the Alameda Corridor Project, which is intended to create new growth in international trade up and down the corridor between the Port of Long Beach and Downtown Los Angeles. Paramount is actively involved in the regional group studying the proposed 710 Freeway improvements as a major transportation corridor connecting it to the Ports of Long Beach and Los Angeles.

Strategy #4: ENTREPRENEURIAL DEVELOPMENT

This strategy encourages start-up business by targeting them with technical assistance, knowledge and financial support through streamlining the business approval process. The goal is to provide cities with a more educated workforce and to increase employment.

Cities have encouraged entrepreneurial development and new business possibilities in their downtown areas. Business assistance programs such as free consultations and small business seminars were offered. Low-cost business loans have proven successful when implementing joint projects to improve operations and create job opportunities. Low-interest loans for micro-

enterprise assistance and capital improvements were offered through Business Development Programs.

In the past year several cities have been successful in securing Section 108 loans, and EPA, EDI, job retention and recycling grants. They have instituted joint projects for façade improvements and signage replacement in addition to providing technical assistance and marketing resources. Rebates for utility conservation as well as low-cost housing for employees have been utilized to promote job retention. Some 800 permits have been issued to home-based businesses in five cities, which may be an indicator of new entrepreneurial activity. New business assistance centers have been providing financing information and loan counseling functions.

Strategy #5: TOURISM

This strategy encourages communities to make an effort to celebrate and market their diverse heritage and take advantage of their area's prize location to increase employment opportunities, improve infrastructure, and promote effective land use policy.

Several cities have been effective in marketing themselves and made improvements related to infrastructure that benefits tourism. Beautification projects, while not directly related to tourism, contribute to recreational activities, assist traffic flow and make areas generally more attractive and accessible to tourists.

During the year, cities have contributed to tourism with major streetscape improvements, instillation of sidewalks, landscaping and irrigation and tree planting. Public art programs, murals, marketing and traffic flow plans, and a new museum in Vernon have all been proposed, in addition to the Huntington Park Christmas parade. Implementation of these policies has largely been left up to local Chambers of Commerce. Business attraction remains the main focus. Cities have been featured on the Travel Channel and in the New York and Los Angeles Times newspapers.

Strategy #6: COOPERATION AND COLLABORATION

Creative collaborative approaches provide the ways and means to leverage resources, build social capital, diversify funding and sustain regional

developing efforts to increase employment opportunities, provide a more educated workforce, improve the planning and decision-making process, and improve infrastructure; all while implementing an effective land use policy.

Resources have been combined for a regional effort to address planning concerns and facilitate development within the Gateway Cities region. Financial support and committee participation are being used to explore safety and City improvements for a more comprehensive understanding of individual issues.

During the year cities have increased cooperation by participating in more than a million dollars of grant requests involving other cities or the Gateway Cities Council of Governments. Inter-jurisdiction efforts to improve landscaping, designate bike lanes, create picnic areas and increase trees have been coordinated by the Gateway Cities Council of Governments, the Southern California Association of Governments, and the Los Angeles Economic Development Corporation (LAEDC). Huntington Park is working with neighboring cities on an Empowerment Zone program, Brownfield redevelopment through the I-710 Brownfields Demonstration Pilot project, and Spring Street improvements in Long Beach and Signal Hill have commenced. The I-710 Corridor study and regional growth visioning have also taken shape through GCCOG programs. Mutual assistance agreements have been finalized to facilitate development, and environmental initiatives as well as transportation, sanitation, and utility concerns have been addressed. All cities have participated in some regional planning project in the past year.

Survey Responses

Surveys were mailed to each City during November 2002 in the Gateway Cities Region. The following cities responded during December 2002 and January 2003:

Avalon
Bell Gardens
Downey
Huntington Park
La Mirada
Lakewood
Long Beach
Maywood
Montebello
Paramount
Pico Rivera
Signal Hill
Vernon
Whittier

STRATEGY #1: SUSTAINABLE DEVELOPMENT

Beginning the assessment or remediation of a brownfield site? If yes, How many in assessment? # Acres

Huntington Park—One 75 acre lot in assessment

Montebello—Several sites totaling 55 acres

Downey—One 160 acre site

Bell Gardens—One 4.33 acre site

How many in remediation? # Acres

Pico Rivera—One 11+/- acres

Downey—Six, totaling 160 acres

Completing the remediation of a brownfield site? If yes, how many? # Acres:

Signal Hill—Eight acres

Identifying new land for parks and recreation facilities? If yes, how many acres?

Pico Rivera—Since the City is fully built-out, we are pursuing the implementation of a pocket parks program, which involves small acreage to create green space and remove blight. Targeted areas are vacant lots that have become eyesores in the community. One project started and completed last year has been dedicated to the Veterans and Ladies Auxiliary Association, and is 29,640 sq. ft. in size.

Huntington Park—Yes, three acres

Paramount—Yes, five acres (Dills Park expansion)

Lakewood—28 acres

Downey—Yes, 12 acres

Bell Gardens—Yes, .5 acres

Maywood—Yes, 7-9 acres

Long Beach—Yes, 3.5 acres

Initiating a redevelopment project? If yes, how many square feet? Please provide address(s) and development type:

Pico Rivera—Construction of the Pico Rivera Towne Center's 55-acre site for 630,000 sq. ft. of tenants' space began in 2002. Rosemead, Washington, and Paramount Boulevards and Rex Road bound the Towne Center. Several anchor stores opened in 2002: Walmart, Lowe's, Staples, Marshall's, and Ross Dress 4 Less. The Krispy Kreme Donuts project involved granting incentives to bring the business to the newly inaugurated Pico Rivera Towne Center. The site used to be occupied by Northrup Grumman.

Construction of Pico Rivera Commerce Center's 100-acre master planned business park also broke ground in 2002. Two buildings are up and eight more are slated for completion in 2003. This site is also part of the 200-acre site that was occupied by Northrup Grumman.

Senior Housing on Washington Blvd. will make available 69 affordable housing units for seniors; construction began in 2002.

A Target Store moved to Pico Rivera (Whittier Blvd. & Rosemead Blvd) constructed on the site formerly occupied by Montgomery Ward.

A Mi Hacienda Nite Club relocated to a new site on Gregg Road and Whittier Blvd. with the construction of a new building to house the business.

Rio Hondo Housing Development Project (on Rio Hondo Park) will construct nine affordable housing units for residents in the area. The City approved the project's preliminary tract map in 2002 and construction is scheduled to begin in 2003.

Borders Bookstore brought its much desired business to the Pico Rivera Towne Center (corner of Rosemead and Washington) due to the City providing incentives and guarantees. Borders is building an 18,100 sq. ft. store that will house a book/music store and café.

Industrial Park development on Loch Lomond Avenue involves four state-of-the-art buildings to be constructed on 5.7 acres. The buildings are ideal for light manufacturing, warehousing, and distribution purposes. The Redevelopment Authority assembled the land and construction is expected to commence in 2003. Loch Lomond Avenue will be widened to accommodate increased traffic in this industrial site.

The Whittier Corridor Project aims to revitalize Whittier Blvd. from the westerly city limits to the easterly city limits. It entails new streetscape, hardscape, and façade improvements for Whittier Blvd. that would create an inviting atmosphere to patrons in the community.

Whittier West End Improvements consisted of the exterior remodel of a property located at 8226 Whittier Blvd. (Rosen's Electrical Equipment Company). The scope of work consisted of demolition, repair and painting of exterior walls, installation of planters, landscaping, decorative latticework, cleaning of windows, and replacement of signage.

Huntington Park—Yes

Whittier—Implemented a new redevelopment project area, the Whittier Commercial Corridor, along Whittier Blvd., roughly 400 parcels.

Signal Hill—new auto dealership, Spring St/Junipero Ave. (50,000 sq. ft.)

Avalon—Mixed Use Commercial/Residential on .5 acre at 211 Metropole, directed at first time homebuyers

Long Beach—Retail/residential: 834 E. 4th St./355 Alamitos Ave., 6400 sq. ft. retail/34 loft apartments with a 118-space garage
Commercial/Social Service: 1900 Atlantic Ave., 10,000 sq. ft.
Residential: 350 East Ocean Blvd., 556 residential condominiums
Residential/Commercial: 300 West Ocean Blvd., 538 apartments, 246 condominiums, 500-room hotel, 26,000 office/retail
Commercial: Queensway Bay Harbor, 350,000 sq. ft. retail/entertainment/restaurant
Residential/Commercial: 3rd & Pine, 454,000 sq. ft retail, 350 residential units, 120-room hotel;
Retail/Residential: 401 N. Pine, 18,000 sq.ft. retail, 46 residential condominiums
Residential: Bellflower & Colorado, 42 single family detached homes.

Bell Gardens—Initiating the development of the remaining portion of a one-block neighborhood shopping center (6 acres).

Maywood—15,760 sq. ft. Mixed Use Retail/Affordable Senior Housing, 5609 Atlantic Blvd

Initiated policies or projects to provide infill housing? If yes, please describe:

Pico Rivera—The City was involved in five infill housing projects:

1. Paramount Blvd (southside): 10 single family homes constructed and sold in 2002
2. Paramount Blvd. (northside): construction started on seven single-family homes that are scheduled for completion and sale in 2003.
3. Rio Hondo Housing Project: approval of preliminary tract map for nine homes in 2002; construction to begin in 2003.
4. Burke Street Housing Project: negotiations are ongoing with Union Pacific Railroad for the construction of 11-17 single-family homes.
5. Gallatin Road Housing Project on Gallatin Road and Rosemead Blvd.: plans were approved and construction set to start in 2003 for six luxury homes.

Huntington Park—Yes. There is no vacant land in Huntington Park. The only affordable housing that can be developed is in-fill housing. Currently, 15 housing units are being developed.

Paramount—Yes. The City of Paramount has initiated the creation of low- and moderate-income housing. Through the use of HUD home funds and State 20% set aside funds, they have started a program consolidating substandard property lots and constructing single-family homes that will be sold to qualified families.

Whittier—Completed six single family residential units

Signal Hill—Los Brisas Revitalization Project, Crescent Heights Specific Plan

Long Beach—new focus on transit corridor development

Lakewood—Adopted the Housing Element Update, which plans for infill housing to accommodate their fair share of regional housing.

Bell Gardens—102 unit affordable housing (53 units within Bell Gardens, 49 within Commerce.) 15 units in-fill affordable.

Maywood—The Maywood Redevelopment Agency entered into an exclusive negotiating agreement with a developer to develop affordable senior housing at 5609 Atlantic Blvd.

What infrastructure improvements were initiated during 2002?

Pico Rivera—Extensive infrastructure projects were initiated and completed in 2002.
Parks: Remodel of Rivera Park gymnasium, the upgrade of Rio Vista Park, and the development and completion of a new pocket park: the Veteran & Ladies Auxiliary Park on Durfee Avenue.
Streets: Improvements on several City streets that also include installation of sidewalks, landscaping, and irrigation. Traffic signal modifications were made along Whittier Blvd. between Rosemead and Paramount Blvds. to accommodate increased traffic in the area with the opening of Target. Utilities were put underground along segments of Washington, Rosemead, and Paramount Boulevards.

Huntington Park—street improvements, water lines, sewer lines

Paramount—Acquisition of land for expansion of Dills Park; intersection/railway improvements at Paramount & Garfield, traffic signal upgrades at various locations throughout the City, storm drain improvements at various locations throughout the City.

Whittier—street resurfacing

Signal Hill—Spring Street Widening Project

Avalon—City Hall, Fire Station, saltwater reservoir, road widening, sewer slip lining, pier reconstruction, low-flow diverter system

Long Beach—Street resurfacing and addition of street trees

Downey—Landscaping, street improvements, decorative lighting in the Downtown area
Bellflower Street: sewer, sidewalk and landscaping improvements
Paramount Boulevard: Street medians, intersection improvements throughout City
Firestation Headquarters expansion with EOC Center

La Mirada—Rosecrans Center Median; Infrastructure Needs Assessment; Beach Blvd Center Medians

Bell Gardens—With the construction of a 102-unit housing development, new streets were constructed.

Maywood—A sewer improvement study was completed.

Please briefly describe other ways the City has facilitated sustainable growth in the region:

Huntington Park—Providing jobs, new housing, education opportunities

Paramount—The City is currently modifying parking requirements in industrial zones to encourage the development of high-paying, skilled, manufacturing jobs.

Whittier—Purchase of Union Pacific railroad for transportation/recreational uses.

Montebello—Drafting of a specific plan for Whittier Blvd.

Signal Hill—Revised development impact fees; obtained grants for brownfield site assessments

Avalon—Avalon is built out. All projects are infill. Our role is to upgrade infrastructure.

Vernon—The City continues to support company relocation to Vernon that will support the creation of jobs for our surrounding residential communities.

Bell Gardens—The City has been involved in a balance array of new development projects: 102-units of affordable housing; commercial development (neighborhood shopping center); neighborhood park development and expansion; commercial stores/restaurants development; industrial development

Maywood—A major General Plan Update was initiated in 2002.

Downey— General Plan Update; development code update

STRATEGY #2: USE OF INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

Making new economic development information available on the web. If so, please explain:

Pico Rivera—Our updated website now provides more information about City programs and projects. We have made it easier for residents and businesses to conduct routine transactions without visiting City Hall by making available most application forms online. The City website also offers information about how to start a business by providing excellent hyperlinks to several websites. We have a feedback mechanism in place for those interested in more information.

Huntington Park—Yes, the City has just implemented a website. Information on the Economic Development Program is accessible on-line.

Paramount—Yes. Information regarding business services is available on the City's website.

Whittier—We have provided information about economic development efforts on the website.

Montebello—A section on economic development and business development is maintained on our City web page.

Signal Hill—Listing of City businesses; City's Real Estate Advisory Bulletin

Long Beach—Prizm lifestyle and buying patterns by zip code were developed and brought to full operation.

Vernon—Significantly redesigned the City's webpage and increasing the amount of information to visitors

Downey—Demographics, surveys, website with GIS capabilities

Developing policies to increase the use of information technology. If so, please explain:

Pico Rivera—We launched a website exclusively for our employees. This website contains general information about City operations and upcoming events. The site contains a comprehensive section on personnel matters of interest to every employee. The site also contains all personnel forms that an employee might need.

Huntington Park—Yes. Creating City Hall intranet. Providing information technology to the libraries for children to have access.

Paramount—the City's website is routinely updated with current activities occurring in the City.

Montebello—The City has implemented and installed a 2.0 version of a GIS program of land uses in Montebello available via computer to staff.

Vernon—Completed an information technology directive to be utilized in a manner to assist in guiding the City departments' use of IT resources

Designing strategies to make it easier to upgrade the wiring of existing buildings:

Huntington Park—Yes. Recently upgraded to DSL lines in City Hall.

Vernon—Investigating the use of the City-owned Fiber-Optic system in a manner that enables local building owners to “link” to the system

Please provide locations of new Internet cafés or other new access to computers and/or the Internet that have become available in 2002:

Whittier—Greenleaf Ave; Bailey Street in Uptown Whittier

Long Beach—Pine Avenue free wireless “Hot Zone” developed and brought to full operation. Four Long Beach tech companies, two global suppliers and the City have combined their expertise to create the Downtown Wireless Internet District. Now, visitors to the downtown area can connect to the Internet for free, courtesy of the new Downtown Wireless Internet District.

Downey—City Library increased capacity

Please briefly describe other ways the City has increased use of information technology and telecommunication:

Pico Rivera—aggressively promoted the use of our City website as an alternative source of information about events, programs, and projects. Our website includes 95%, if not all, of all information materials the City produces/publishes.

Huntington Park—E-mailing of documents between Departments, saving paper, and making work more efficient.

Paramount—The City has recently developed a website that provides information about City services and allows contact through email with the City.

Long Beach—Development of business technology, staffing component of Economic Development Bureau

Vernon—Finalizing an agreement to construct a business and technology development center to assist existing and new businesses in developing their use of technology.

Bell Gardens—Email/website

Downey—Development of website for land use information, EIR, RFP, and press releases

STRATEGY #3: INTERNATIONAL TRADE

**During the year, the City has fostered international trade by:
Sponsoring import-export workshops for local businesses. If so, please list dates and partners:**

Montebello—Held a workshop where the SBA presented information

Long Beach—INCOTERMS Workshop on standardized set of international trade terms for buyers and sellers in international transactions 5/10/02, partner: World Trade Center Association

Expanding Your Business Internationally 8/27/02

International Trade Careers Workshop 9/26/02

Basics of Import/Export 2/1/02, 3/29/02, 4/26/02, 5/31/02, 6/28/02, 7/26/02, 8/30/02

Vernon—The City supports import-export workshops for the Vernon community. For dates contact Pat Tabassi, (323) 583-3313

Offering loans to expand business(es) engaged in trade or port-related activities. If so, please identify company and loan amount:

Long Beach—Millenium Fitness Consulting \$35,000; JADI Communications, LLC. \$35,000; GMI International \$25,000; E&E Minimart; Moon Eclyps \$35,000

Vernon—The City will reimburse Vernon businesses 50% of the cost of booth space for the Japan Trade Show in March, 2003. The show encourages food related companies.

Bell Gardens—Business Loan Program for local small businesses

Please briefly describe other ways the City has fostered international trade:

Pico Rivera—P.R. has extended the contract with the World Trade Center Association to continue the services of the Pico Rivera Trade Assistance Center (PRTAC). PRTAC provides a myriad of free services and access to valuable information about international trade, such as group and individual counseling, a state of-the-art database for leads and market research, marketing support ad trade financing. PRTAC has helped add close to \$2Million in export revenues to local businesses that have sought its services.

Huntington Park—Part of the Alameda Corridor Project, which is intended to create new growth in international trade up and down the corridor between the Port of long Beach and Downtown, Los Angeles.

Paramount—The City is actively involved in the regional group studying improvement for the 710 freeway, which is a major transportation corridor for goods coming into and leaving the Ports of Long Beach and Los Angeles.

Long Beach—Free assistance in penetrating new international markets for exports; college internship program for students studying international trade; “Trade Is” video and lesson plan developed for area high schools; world trade week executive “shadow” program; compiled international trade service provider directory to promote local trade service companies; hosted 15 inbound international trade delegations

Vernon—The City has hired a full-time International Trade specialist to work directly with Vernon businesses on int’l trade

STRATEGY #4: ENTREPRENEURIAL DEVELOPMENT

Instituting new programs to support small business? For example:

Pico Rivera—all our programs that support small business development have been in place for some time now. What we are doing is strengthening of our marketing mechanisms to further promote these programs to the community. Our business assistance programs include provision of cost-free business assessments/consultations, and sponsorship/hosting of seminars/workshops for small business at no cost to participants, among others. We extend grants or low-cost business loans to businesses that qualify, in addition to implementing joint projects (façade improvements, signage replacement, etc.) with business owners to improve their operations.

A streamline permit processing: Huntington Park; Whittier; Long Beach; Vernon

Loan program: Huntington Park; Whittier; Lakewood; Bell Gardens

Technical assistance program: Huntington Park; Montebello; Long Beach; Vernon

Other: Huntington Park—SBA Loans; Avalon—Employee housing

Maywood—Sponsors and funds (CDBG) a commercial façade improvement rebate program.

Please describe any new program developed to support small business below:

Huntington Park—Created a new Business Assistance Center

Paramount—The City offers financial assistance to remodel the exterior of commercial and industrial businesses.

Whittier—Commercial façade program; combination of Planning, Redevelopment, and Building Depts.

Montebello—Held workshop to promote the different financial sources and business assistance programs from different organizations.

Avalon—We are considering selling FTHB housing to employers who rent them to low/mod income employees

Long Beach—Loan counseling program to assist in qualifying and obtaining capital/credit; Business Ombudsman to assist with permitting/processing issues

Vernon—The City will offer free utility analysis to all Vernon companies. Also, rebates are offered for companies that show utility conservation.

Lakewood—The Lakewood Business Development Program (LBDP) offers low interest loans to businesses for micro-enterprise assistance, job creation, and capital improvements

Bell Gardens—Business Loan Program

Applying for federal grant money to support small businesses. If so, what programs and were you successful?

Huntington Park—Yes. Section 108 Loans (HUD); EPA, EDI Grants; Empowerment Zone

Paramount—Yes. Using our HUD CDBG annual allocation, we are providing a small business in the City of Paramount with a job retention grant. This will keep a number of jobs available for low and moderate-income families.

Vernon—Used oil recycling grant to promote and publicize oil waste/recycling. Beverage Container Recycling Grant to promote beverage container recycling.

Issuing permits for home-based business? If yes, how many?

Pico Rivera—43 permits were issued.

Huntington Park—Yes

Paramount—Yes. Thirty in this calendar year.

Long Beach—458

Lakewood—290

Downey—Yes

Please briefly describe other ways the City has encouraged entrepreneurial development:

Pico Rivera—has worked closely with and continues to assist the local Chamber of Commerce in several of its endeavors.

Huntington Park—The City created a Business Assistance Center that provides information and helps prepare entrepreneurs to conduct business

Paramount—The City offers a streamlined business approval process whereby a potential business applicant can generally be informed “over the counter” if a business will be approved at a certain location.

Long Beach—The Business Development Center offers a variety of programs and services including a micro-enterprise loan program for start-up capital, free one-on-one

professional business consultations, low-cost (\$10) workshops on a variety of business topics, site location assistance

Vernon—lowest utility rates in the state, no utility tax; class 1 rated Fire Department (only 30 in the U.S.); One of four city-run health departments in the state; no business license gross receipts tax; top rated police dept; 60 sworn officers in a 5 sq. mile radius; proximity to downtown LA (4 miles southeast); 20 miles from LAX and the Ports of Los Angeles and Long Beach

Lakewood—The City used an EDA grant and leveraged that grant with Community Development Block grant funds to create the LBDP

Downey—The City of Downey encourages entrepreneurial development by providing construction loans and grants for new and established businesses. The City established a sign and awning program and a façade improvement program to facilitate building enhancements in the downtown area. New public parking signs and banners were installed in the downtown area to attract customers and encourage interest in the area. The City is acquiring a 160-acre site from the Federal government that will eventually be redeveloped with major commercial developments, a hospital, and motion picture studios. The Economic Development Dept. continually seeks opportunities to attract new business to the City or to assist existing businesses to relocate to other areas of the City, or to remodel their current locations. The City also works with the Southeast Los Angeles County Workforce Investment Board and the Gateway Cities Partnership to resolve employment issues, potential business closures, and regional issues.

Maywood—The Redevelopment Agency was instrumental in establishing a partnership between a commercial property owner and a major land developer for the development of a 54-unit affordable Senior Housing project on Atlantic Blvd. Significant Agency participation is anticipated.

STRATEGY #5: TOURISM

Making major streetscape improvement? If yes, how many miles? On which streets:

Pico Rivera—I am not sure if this contributed to tourism, since P.R. is not a tourism destination. However, our City implemented street improvement projects that involved approximately ten miles of streets. Improvements consisted of installation of sidewalks, landscaping and irrigation, and planting of trees. (Slauson Ave, Rosemead Blvd., Washington Blvd., Rex Road, Miles Ave, Paramount Blvd, Marjorie St, Hasty Ave, Carron Dr., Homebrook St., Beverly Blvd. Whittier Blvd., Mines Ave.) The city council has also approved the implementation of a beautification project on five railroad bridges in P.R. The beautification will involve landscaping and incorporation of public art and painting of murals.

Huntington Park—yes. Florence Ave, one mile.

Paramount—Yes. The City is currently constructing a Civic Plaza that will integrate City Hall into the Downtown Area and will encourage passive recreational activity.

Vernon—The City has made major improvement to streets to assist in traffic flow, not tourism.

Downey—Paramount Blvd., Bellflower Blvd., Downey Ave.
Lakewood median and intersection improvements

Maywood—A street lighting master plan was completed; A bus shelter project was completed with the installation of 28 new bus shelters on Slauson Avenue; In the late planning stages of a major streetscape improvement project on a half mile of Slauson Avenue – currently out to bid/award of contract.

Developing a tourism-oriented marketing plan? If so, please describe:

Huntington Park—Hired a marketing firm to prepare a marketing plan, and to implement the marketing plan to attract tourists.

Paramount—Yes. The City was recently featured on the Travel Channel, an article in the New York Times, and an article in the Los Angeles Times magazine.

Avalon—2% of the 9% TOT plus 100% of business license tax goes to the Chamber of Commerce for marketing.

Vernon—The City is industrial only. We have on state landmark ‘City Diesel Power Plant.’ We are developing a museum for this project.

Implementing a tourism-oriented marketing plan? If so, please describe:

Huntington Park—Yes, see above.

Avalon—Yes, through the Chamber of Commerce

Please briefly describe other ways the City has contributed to tourism:

Huntington Park Christmas Parade (Nationally recognized)

Avalon—We are a tourist destination, and advertise as such. We also lobby the cruise industry to visit Avalon

Vernon—Again, tourism is not a priority, instead business attraction is the focus

Maywood—Annually, the City hosts a Cinco de Mayo Street Fair and a Christmas Holiday Festival in collaboration with the Chamber of Commerce and other civic organizations; as well as a July 4th Parade and a Labor Day Street Fair all of which draw crowds from other cities.

Pico Rivera— “Pico Rivera – One Book, One City” event held in October featuring the book, *The House on Mango Street* with a visit from the author Sandra Cisneros and State Librarian Kevin Starr.

Krikorian has purchased a site and is working on pre-development for a 15-screen theatre.

STRATEGY #6: COOPERATION AND COLLABORATION

Participating in grant requests that involve other local cities or a Council of Governments? If yes, total amount of funding received?

Huntington Park—Yes, \$250,000 Brownfields Pilot

Signal Hill—yes, \$780,000. Hamilton Bowl

Long Beach—The City of Long Beach typically channels its inter-jurisdiction efforts through the Gateway Cities Council of Governments (GCCOG). In this time frame, the GCCOG initiated a Clean Air Pilot Program with grants from the EPA and California Air Resources Board (CARB). The CARB grant includes \$1 million expenditure to reduce diesel emissions within the Long Beach Harbor District. The City, acting through its harbor department (the Port of Long Beach) has committed the \$1 million dollar one-for-one match required for this component of the program. Port of Long Beach staff participates on an ongoing basis in management of this program and Long Beach Energy (a department of the City) staff participates in the program's policy steering committee.

Maywood—Yes.

Participating in a cooperative project with one or more other cities. If so, please describe:

Pico Rivera—The City participated in a Los Angeles County project that improved the City's spreading grounds. The project involved landscaping, planting of trees, and designation of bike lanes and creation of picnic areas. P.R. is an active member of Gateway Cities, SCAG, LAEDC, and other regional associations/ organizations.

Huntington Park—Enterprise zone program; Gateway Cities Brownfields Redevelopment Pilot Program.

Montebello—with Pico Rivera and Rosemead over improvements to recreational use of the Rio Hondo

Signal Hill—Spring Street Widening Project (Long Beach)

Long Beach—The City of Long Beach and its Harbor Department the Port of Long Beach, through the GCCOG, are participants in the I-710 Major Corridor Study. They provide financial support to the study and participate in both the TAC and the oversight Policy Committee for this project. The study is exploring potential safety and improvement to this major freight artery that runs the length of the subregion.

Vernon—Gateway Cities Council of Governments; Southeast Communities Development Corporation

Lakewood—Participating in the Gateway Cities Council of Government’s efforts to obtain a grant to fund improvements to intersections impacted by truck traffic

Maywood—The City is collaborating with the Gateway Cities Council of Governments in the project to develop a long-range master plan for the improvement of the 710 Freeway. Another joint agency transportation project being proposed is the development of a maglev train; the City of Maywood has joined a coalition of 15 other cities to research the feasibility.

Bell Gardens—A cooperative housing project with the City of Commerce to build 102 affordable units.

Participating in a regional planning project. If so, please describe:

Huntington Park—Yes, planning creation of a new Empowerment Zone with other southeast cities.

Paramount—The City is involved in a number of regional projects, including the 710 Freeway Corridor Study and a mobility and goods movement advisory Committee through SCAG. The City is also very active in the Gateway Cities COG.

Long Beach—Both the Department of Community Development and the Department of Planning and Building participate regularly in the development of the GCCOG’s planning initiative, including its work on regional growth visioning, jobs housing balance and planning for ways to accommodate population growth anticipated in the subregion. Through the Gateway Cities planning directors’ forum, the City also lends its expertise and experience to neighboring cities.

Vernon—We give money to neighboring communities to support municipal parks and recreation projects.

La Mirada—Worked with the I-5 Consortium of Cities for the Santa Ana Freeway Project.

Bell Gardens—L A River Master Plan; San Gabriel Valley Mountains and River Conservancy

Please briefly describe other ways the City has increased cooperation and collaboration:

Huntington Park—The City is known to take the lead in cooperation and collaboration on Community Development issues.

Paramount—The City has a close working relationships with the Paramount Chamber of Commerce, the Paramount Unified school District, service organizations and local businesses. This allows the City to stay informed about emerging trends and areas that may need assistance.

Montebello—Finalized a mutual assistance agreement to facilitate development of a mall development in Monterey Park using Montebello streets to access sites.

Avalon—We are working jointly with our major landowner (Santa Catalina Island Co.) on a vision for Avalon in 2020.

Long Beach—As mentioned above, the City of Long Beach typically channels its inter-jurisdictional efforts through the GCCOG. In addition to these specific efforts, a Long Beach Council member currently serves as President of the GCCOG. Long Beach's Acting City Manager is a member of the GCCOG's City Manager Steering Committee. Finally, the City of Long Beach is currently providing the GCCOG with a full time staff person under an Executive Loan arrangement. This staff support is focused on transportation and environmental initiatives of the GCCOG including the I-710 study and Clean Air Pilot Program as well as relations with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy and Los Angeles Metropolitan Transportation Authority.

Vernon—We are involved in several regional groups to support: Parks, Transportation, Health, Utility, and Sanitation projects

APPENDIX I: Socio-Economic Indicator Profiles 2003

The pages that follow present Socio-Economic Indicator Profiles for each of the Gateway Region Cities. The profiles provide a selection of socio-economic indicators in a standardized format for reference and ease of comparison. These profiles enable the reader to review, at-a-glance, the characteristics of any city, and to compare cities with each other. As noted, most data is derived from the 2000 Census. All other data sources are identified below:

The Annual Average (Revised) *Unemployment Rate*, from the California Employment Development Department for the year 2002 was published February 23, 2003 and has not been seasonally adjusted. Note: *Monthly sub-county data are derived by multiplying current estimates of county-wide employment and unemployment by the respective employment and unemployment shares (percentages) in each sub-county area at the time of the 1990 Census. Sub-county labor force is then obtained by summing employment and unemployment, and the result is divided into unemployment to calculate the unemployment rate. Based on Each Area's 1990 Census Share of County Employment and Unemployment*

Retail Sales Data for 2001, from the California State Board of Equalization Taxable Sales in California, represents retail sales activity as measured by transactions subject to sales and use tax. Information on sales by type of business were not available for the smaller cities, therefore only the total is included.

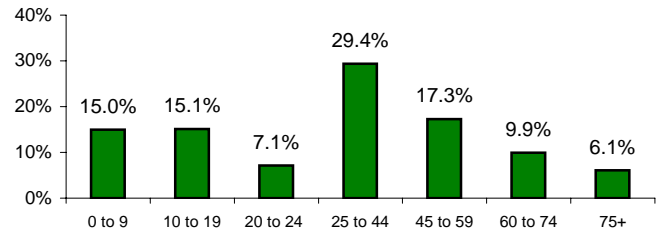
Industry Employment Data, from the California State Employment Development Department, represents actual 1999 figures for standard industry sectors aggregated by zip code and do not correlate to city boundaries.

City	Zip Codes	City	Zip Codes
Artesia	90701	Lakewood	90712, 90715
Avalon	90704	Long Beach	90744, 90802, 90804, 90805, 90806
			90807, 90808, 90813, 90814, 90822, 90831
			90840, 90846
Bell	90201	Lynwood	90262
Bell Gardens	90201	Maywood	90270
Bellflower	90706	Montebello	90640
Cerritos	90703	Norwalk	90650
Commerce	90022, 90023, 90040, 90058	Paramount	90723
Compton	90220, 90221, 90222	Pico Rivera	90660
Cudahy	90201	Santa Fe Springs	90670
Downey	90240, 90241, 90242	Signal Hill	90804, 90806, 90807
Hawaiian Gardens	90716	South Gate	90280
Huntington Park	90001, 90255	Vernon	90022, 90023, 90040, 90058
La Habra Heights	Zip code includes La Habra	Whittier	90601, 90602, 90603, 90604, 90605, 90606
	so data was excluded		90608
La Mirada	90638, 90639		

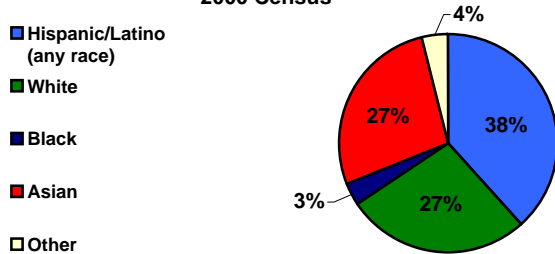
Artesia

Land area (square miles):	1.6
Population, 2000 census	16,380
Percent of Los Angeles County Population	0.17%
Median Age, 2000 census	34
Number of Households, 2000 Census	4,470
Household Annual Growth Rate 1990-2000	0.6%

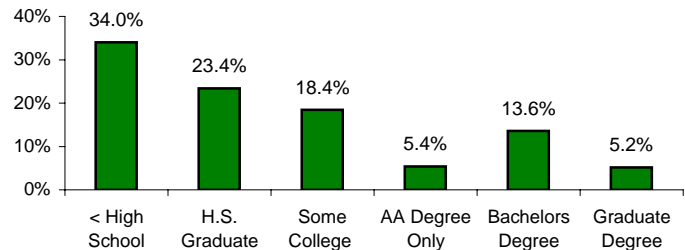
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



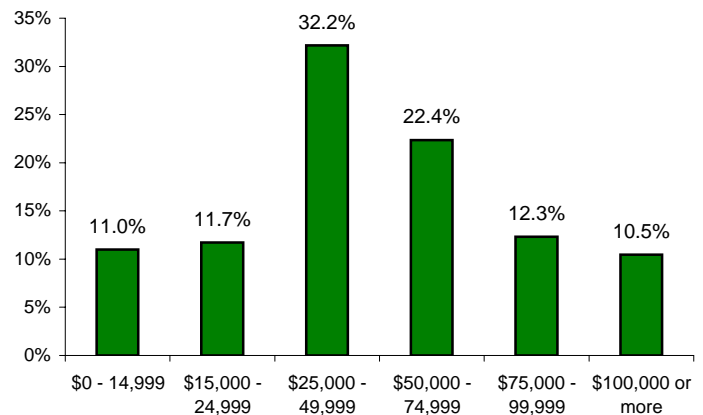
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$44,500
Per Capita Income	\$15,763
Annual Average (Revised) 2002 Unemployment Rate	6.10%

Household Income, 2000 Census

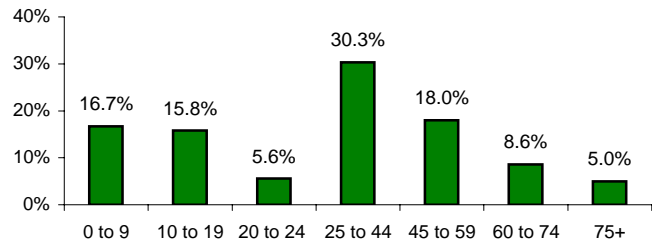


Retail Sales (in \$ Millions)	2001	Artesia Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	0.4%	17	\$21,003
General Merchandise Stores		Mining & Construction	3.9%	49	\$47,801
Food Stores		Manufacturing - Durable	4.7%	39	\$47,255
Eating & Drinking Places		Manufacturing - Nondurable	4.0%	23	\$35,557
Home Furnishings & appliances		Transportation, Communication, and Utilities	17.3%	32	\$36,791
Bldg. matrl. and farm implements		Wholesale Trade	10.4%	158	\$52,878
Auto Dealers and auto supplies		Retail Trade	28.8%	339	\$20,190
Service stations		Finance, Insurance, Real Estate	2.3%	96	\$36,373
Other retail stores		Services	26.2%	369	\$27,078
Retail Sales Totals	\$116.3	Local Government	1.9%	9	\$36,815
All Other Outlets	\$68.9				
Total All Outlets	\$185.2			Average Annual Wage:	\$31,937

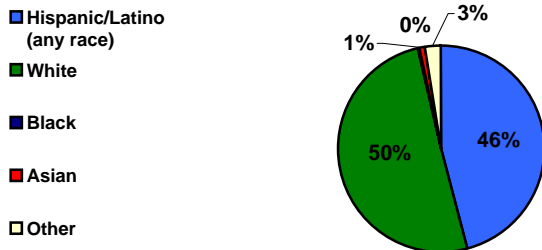
Avalon

Land area (square miles):	1.2
Population, 2000 Census	3,127
Percent of Los Angeles County Population	0.03%
Median Age, 2000 Census	34
Number of Households, 2000 Census	1,158
Household Annual Growth Rate 1990-2000	6.1%

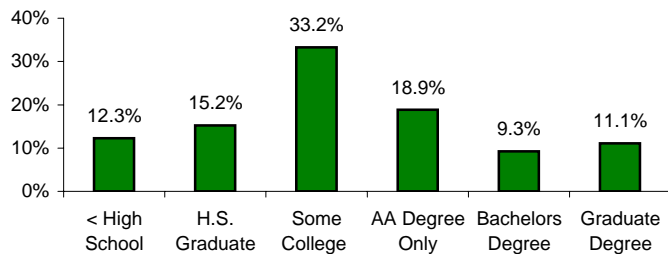
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



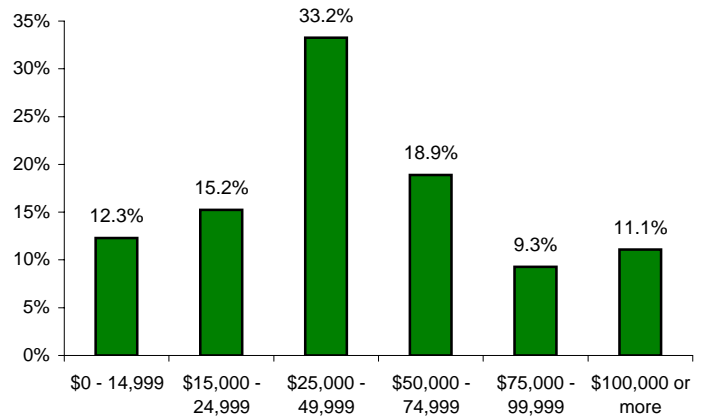
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$39,327
Per Capita Income	\$21,032
Annual Average (Revised) 2002 Unemployment Rate	3.30%

Household Income, 2000 Census

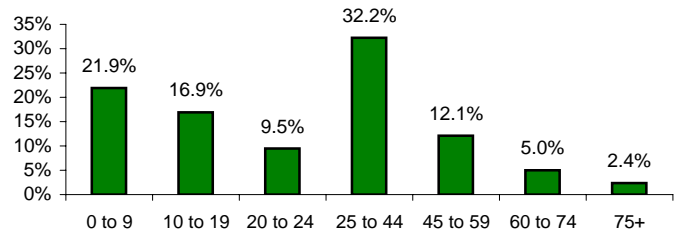


Retail Sales (in \$ Millions)	2001	Avalon Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	-	2	-
General Merchandise Stores		Mining & Construction	4.1%	11	\$38,034
Food Stores		Manufacturing - Durable	-	2	-
Eating & Drinking Places		Manufacturing - Nondurable	-	2	-
Home Furnishings & appliances		Transportation, Communication, and Utilities	5.7%	10	\$33,207
Bldg. matrl. and farm implements		Wholesale Trade	1.3%	5	\$24,546
Auto Dealers and auto supplies		Retail Trade	43.1%	82	\$16,513
Service stations		Finance, Insurance, Real Estate	1.2%	8	\$22,468
Other retail stores		Services	38.7%	67	\$19,836
Retail Sales Totals	\$52.0	Local Government	5.0%	1	\$28,549
All Other Outlets	\$3.9				
Total All Outlets	\$55.9			Average Annual Wage:	\$20,425

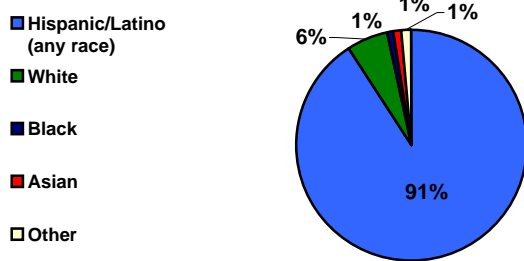
Bell

Land area (square miles):	2.6
Population, 2000 Census	36,664
Percent of Los Angeles County Population	0.39%
Median Age, 2000 Census	26
Number of Households, 2000 Census	8,918
Household Annual Growth Rate 1990-2000	0.5%

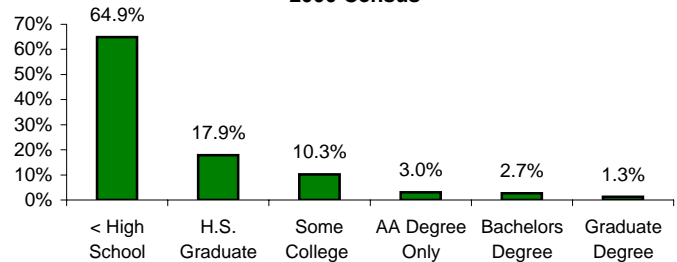
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



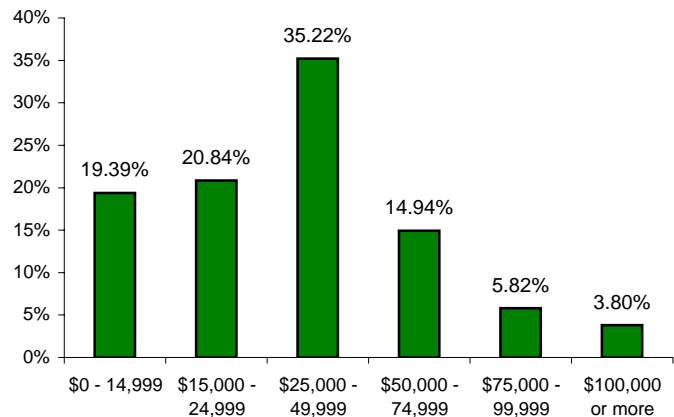
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$29,946
Per Capita Income	\$9,905
Annual Average (Revised) 2002 Unemployment Rate	11.40%

Household Income, 2000 Census

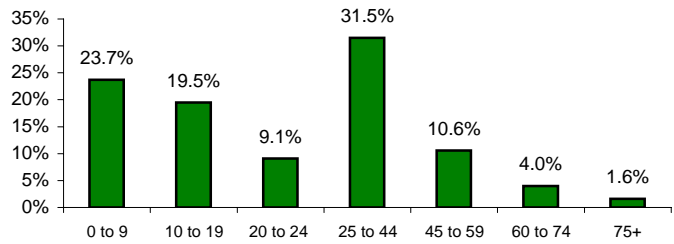


Retail Sales (in \$ Millions)	2001	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$3.2	Agriculture, Forestry, Fishing	0.1%	4	\$12,675
General Merchandise Stores	\$7.8	Mining & Construction	3.5%	39	\$37,538
Food Stores	\$8.4	Manufacturing - Durable	9.8%	62	\$31,198
Eating & Drinking Places	\$25.8	Manufacturing - Nondurable	10.3%	63	\$27,058
Home Furnishings & appliances	\$2.4	Transportation, Communication, and Utilities	4.7%	32	\$38,453
Bldg. matrl. and farm implements	#	Wholesale Trade	9.8%	119	\$30,766
Auto Dealers and auto supplies	\$60.1	Retail Trade	17.9%	261	\$18,095
Service stations	\$20.6	Finance, Insurance, Real Estate	1.1%	34	\$28,418
Other retail stores	\$11.4	Services	33.4%	282	\$20,492
Retail Sales Totals	\$139.8	Local Government	9.5%	12	\$37,274
All Other Outlets	\$43.1				
Total All Outlets	\$182.9		Average Annual Wage:		\$25,894

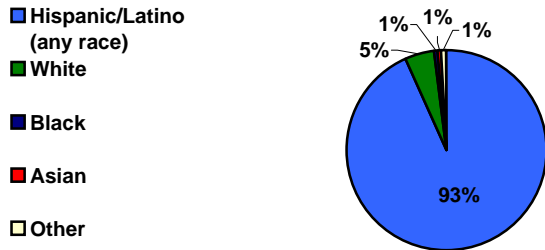
Bell Gardens

Land area (square miles):	2.5
Population, 2000 Census	44,054
Percent of Los Angeles County Population	0.46%
Median Age, 2000 Census	24
Number of Households, 2000 Census	9,466
Household Annual Growth Rate 1990-2000	0.3%

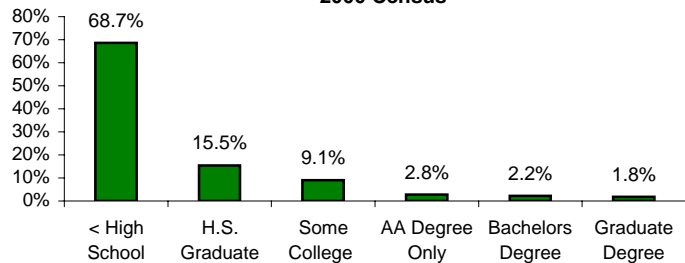
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



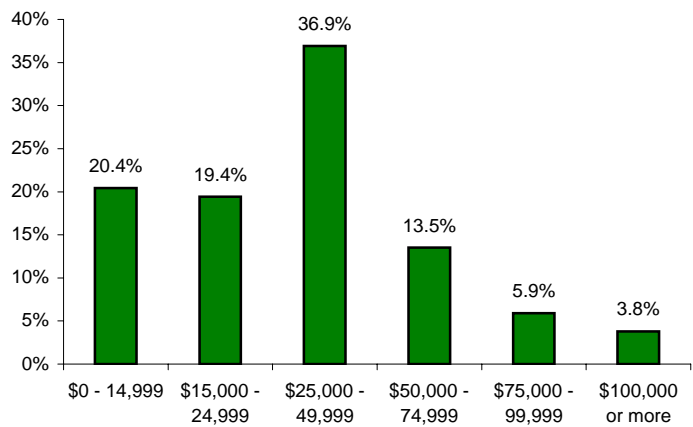
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$30,597
Per Capita Income	\$8,415
Annual Average (Revised) 2002 Unemployment Rate	12.40%

Household Income, 2000 Census

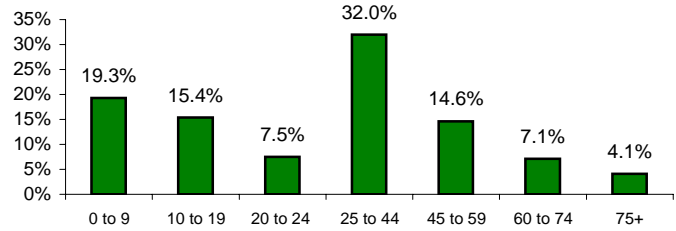


Retail Sales (in \$ Millions)	2001	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	0.1%	4	\$12,675
General Merchandise Stores		Mining & Construction	3.5%	39	\$37,538
Food Stores		Manufacturing - Durable	9.8%	62	\$31,198
Eating & Drinking Places		Manufacturing - Nondurable	10.3%	63	\$27,058
Home Furnishings & appliances		Transportation, Communication, and Utilities	4.7%	32	\$38,453
Bldg. matrl. and farm implements		Wholesale Trade	9.8%	119	\$30,766
Auto Dealers and auto supplies		Retail Trade	17.9%	261	\$18,095
Service stations		Finance, Insurance, Real Estate	1.1%	34	\$28,418
Other retail stores		Services	33.4%	282	\$20,492
Retail Sales Totals	\$106.0	Local Government	9.5%	12	\$37,274
All Other Outlets	\$25.6				
Total All Outlets	\$131.6				Average Annual Wage: \$25,894

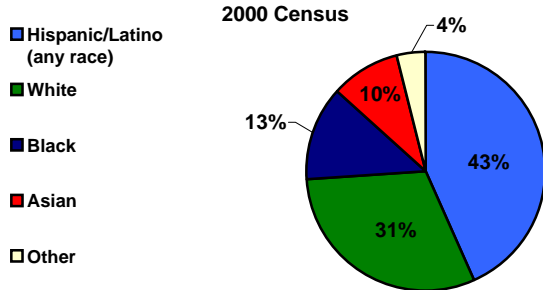
Bellflower

Land area (square miles):	6.1
Population, 2000 Census	72,878
Percent of Los Angeles County Population	0.76%
Median Age, 2000 Census	30
Number of Households, 2000 Census	23,367
Household Annual Growth Rate 1990-2000	0.5%

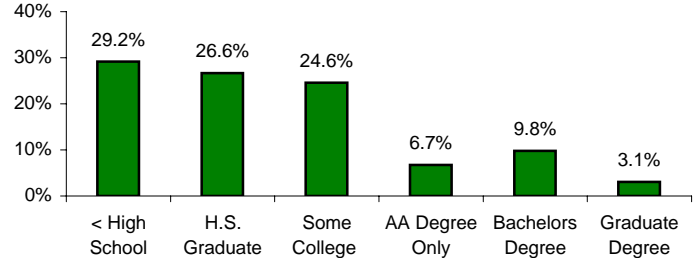
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



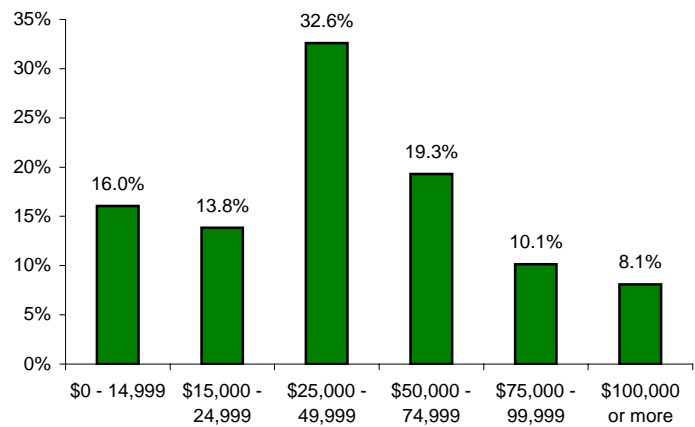
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$39,362
Per Capita Income	\$15,982
Annual Average (Revised) 2002 Unemployment Rate	5.40%

Household Income, 2000 Census

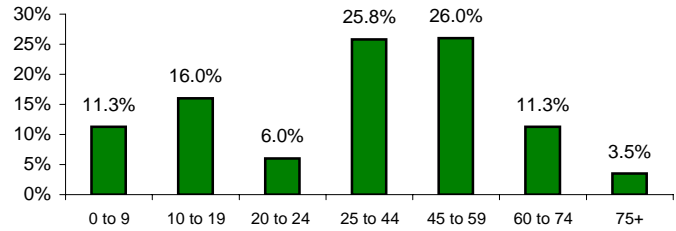


Retail Sales (in \$ Millions)	2001	Bellflower Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$4.0	Agriculture, Forestry, Fishing	0.8%	16	\$27,118
General Merchandise Stores	\$36.8	Mining & Construction	4.2%	86	\$36,407
Food Stores	\$20.8	Manufacturing - Durable	1.7%	21	\$29,284
Eating & Drinking Places	\$45.0	Manufacturing - Nondurable	1.1%	15	\$18,472
Home Furnishings & appliances	\$10.6	Transportation, Communication, and Utilities	2.7%	31	\$42,810
Bldg. matrl. and farm implements	\$4.4	Wholesale Trade	3.8%	50	\$28,045
Auto Dealers and auto supplies	\$197.9	Retail Trade	21.4%	235	\$21,227
Service stations	\$48.2	Finance, Insurance, Real Estate	3.9%	96	\$25,745
Other retail stores	64.7	Services	52.6%	427	\$30,383
Retail Sales Totals	\$432.6	Local Government	9.6%	257	\$30,387
All Other Outlets	\$76.8				
Total All Outlets	\$509.4				Average Annual Wage: \$29,143

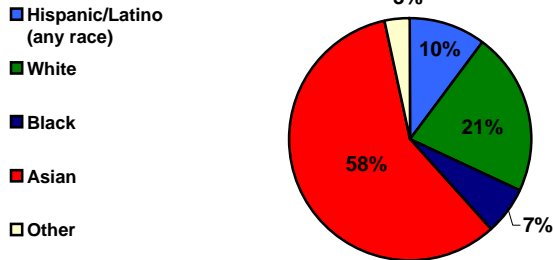
Cerritos

Land area (square miles):	8.6
Population, 2000 census	51,488
Percent of Los Angeles County Population	0.54%
Median Age, 2000 Census	39
Number of Households, 2000 Census	15,390
Household Annual Growth Rate 1990-2000	0.4%

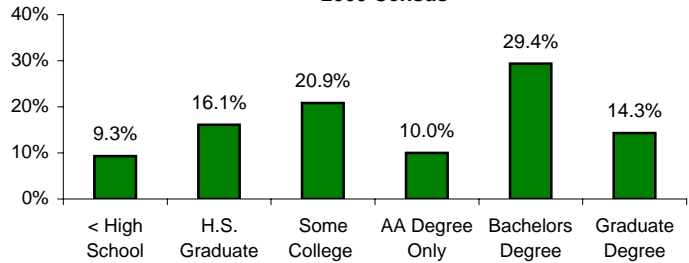
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



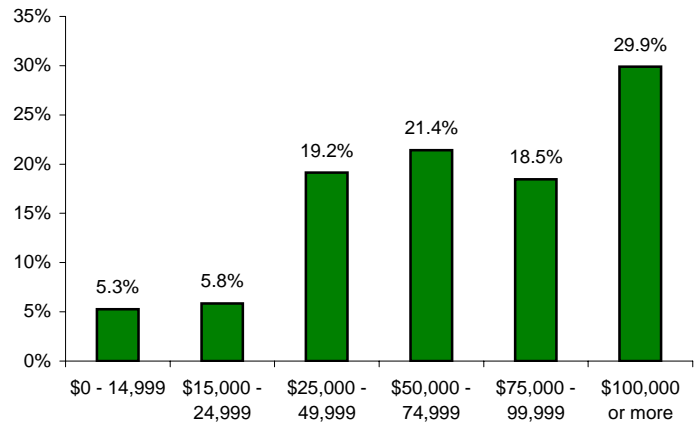
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$73,030
Per Capita Income	\$25,249
Annual Average (Revised) 2002 Unemployment Rate	3.40%

Household Income, 2000 Census

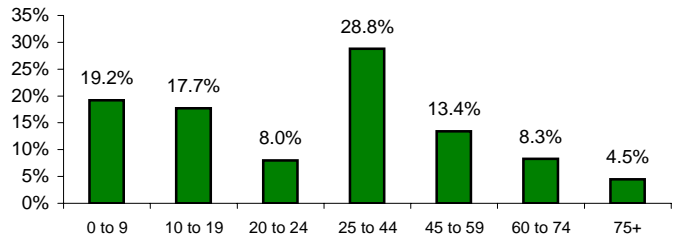


Retail Sales (in \$ Millions)	2001	Cerritos			
		Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$128.0	Agriculture, Forestry, Fishing	0.2%	7	\$24,627
General Merchandise Stores	\$329.7	Mining & Construction	1.8%	41	\$32,274
Food Stores	\$13.7	Manufacturing - Durable	6.6%	47	\$30,579
Eating & Drinking Places	\$79.2	Manufacturing - Nondurable	5.0%	33	\$31,488
Home Furnishings & appliances	\$47.1	Transportation, Communication, and Utilities	3.3%	35	\$25,992
Bldg. matrl. and farm implements	\$56.0	Wholesale Trade	15.9%	178	\$40,029
Auto Dealers and auto supplies	\$950.0	Retail Trade	16.1%	152	\$25,488
Service stations	\$27.3	Finance, Insurance, Real Estate	3.4%	77	\$41,222
Other retail stores	\$189.9	Services	35.8%	272	\$28,912
Retail Sales Totals	\$1,821.0	Local Government	11.8%	22	\$31,991
All Other Outlets	\$394.0				
Total All Outlets	\$2,215.0			Average Annual Wage:	\$31,099

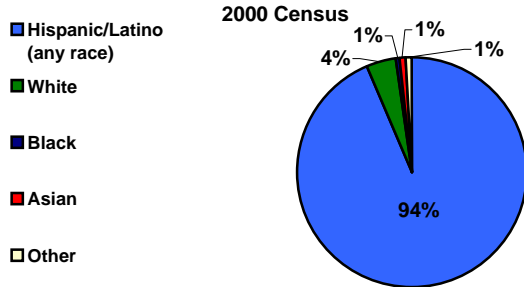
Commerce

Land area (square miles):	6.5
Population, 2000 census	12,568
Percent of Los Angeles County Population	0.13%
Median Age, 2000 Census	28
Number of Households, 2000 Census	3,284
Household Annual Growth Rate 1990-2000	0.5%

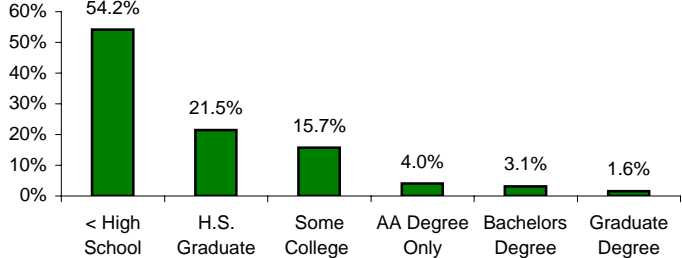
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



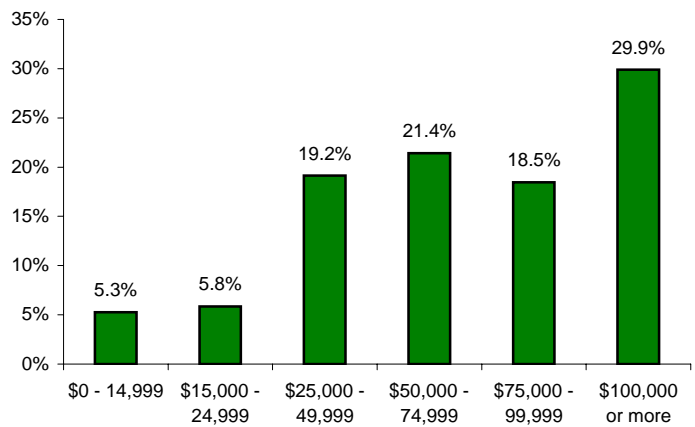
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$34,040
Per Capita Income	\$11,117
Annual Average (Revised) 2002 Unemployment Rate	10.60%

Household Income, 2000 Census

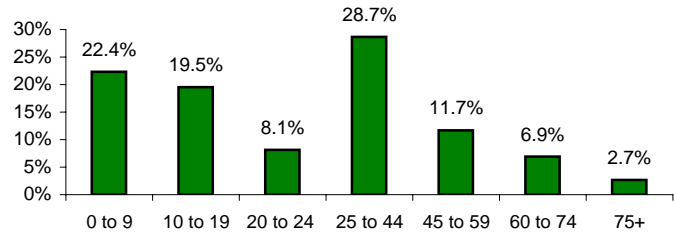


Retail Sales (in \$ Millions)	2001	Commerce and Vernon Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$38.8	Agriculture, Forestry, Fishing	0.2%	15	\$25,002
General Merchandise Stores	\$65.3	Mining & Construction	1.4%	114	\$37,932
Food Stores	\$3.2	Manufacturing - Durable	12.9%	388	\$33,736
Eating & Drinking Places	\$34.1	Manufacturing - Nondurable	31.8%	823	\$30,224
Home Furnishings & appliances	\$11.6	Transportation, Communication, and Utilities	7.7%	262	\$35,416
Bldg. matrl. and farm implements	\$44.5	Wholesale Trade	22.1%	1151	\$35,952
Auto Dealers and auto supplies	\$15.0	Retail Trade	6.8%	691	\$23,005
Service stations	\$30.7	Finance, Insurance, Real Estate	1.0%	132	\$41,809
Other retail stores	\$70.2	Services	15.8%	819	\$25,602
Retail Sales Totals	\$313.6	Local Government	0.6%	8	\$31,596
All Other Outlets	\$610.5				
Total All Outlets	\$924.1				Average Annual Wage: \$31,408

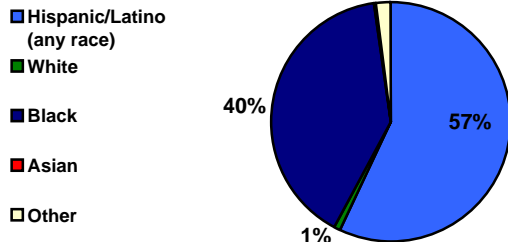
Compton

Land area (square miles):	10.2
Population, 2000 Census	93,493
Percent of Los Angeles County Population	0.98%
Median Age, 2000 Census	25
Number of Households, 2000 Census	22,327
Household Annual Growth Rate 1990-2000	0.3%

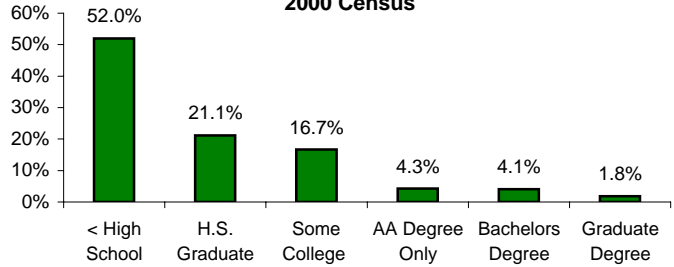
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



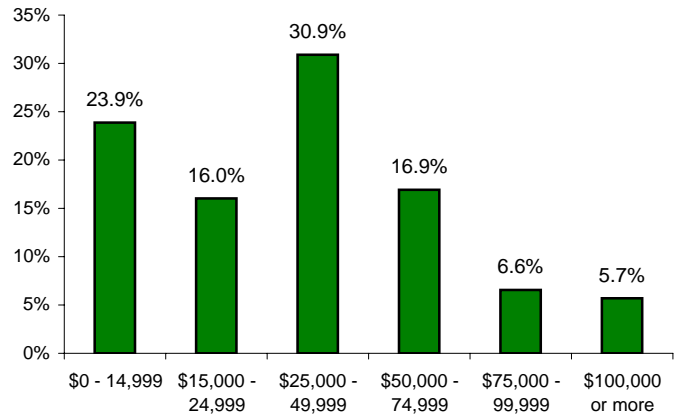
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$31,819
Per Capita Income	\$10,389
Annual Average (Revised) 2002 Unemployment Rate	13.20%

Household Income, 2000 Census

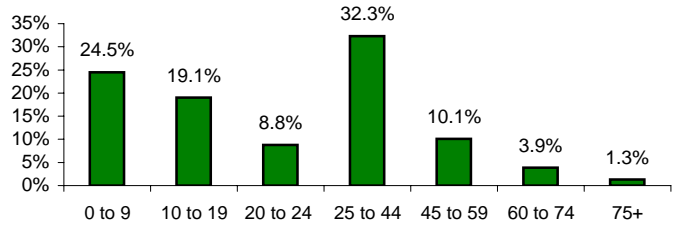


Retail Sales (in \$ Millions)	2001	Compton Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$11.6	Agriculture, Forestry, Fishing	0.5%	8	\$19,253
General Merchandise Stores	\$32.1	Mining & Construction	2.4%	32	\$46,334
Food Stores	\$31.3	Manufacturing - Durable	21.4%	179	\$30,545
Eating & Drinking Places	\$31.6	Manufacturing - Nondurable	15.5%	120	\$32,374
Home Furnishings & appliances	\$11.4	Transportation, Communication, and Utilities	10.1%	160	\$39,626
Bldg. matrl. and farm implements	\$4.2	Wholesale Trade	13.7%	234	\$41,725
Auto Dealers and auto supplies	\$26.4	Retail Trade	14.1%	261	\$40,199
Service stations	\$31.4	Finance, Insurance, Real Estate	0.8%	37	\$36,915
Other retail stores	\$25.5	Services	11.7%	293	\$25,381
Retail Sales Totals	\$205.7	Local Government	9.9%	13	\$33,524
All Other Outlets	\$278.8				
Total All Outlets	\$484.5		Average Annual Wage:		\$34,706

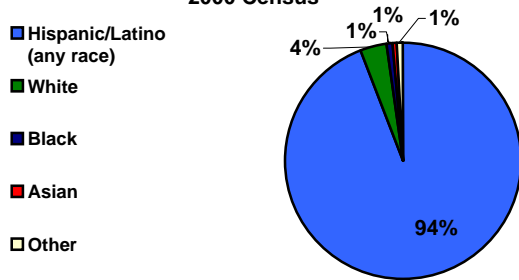
Cudahy

Land area (square miles):	1.1
Population, 2000 Census	24,208
Percent of Los Angeles County Population	0.25%
Median Age, 2000 Census	24
Number of Households, 2000 Census	5,419
Household Annual Growth Rate 1990-2000	0.7%

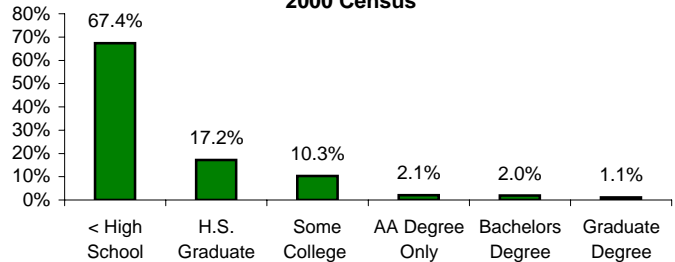
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



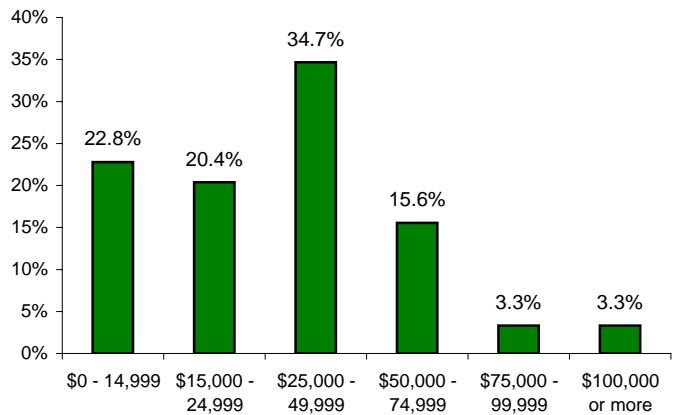
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$29,040
Per Capita Income	\$8,688
Annual Average (Revised) 2002 Unemployment Rate	9.40%

Household Income, 2000 Census

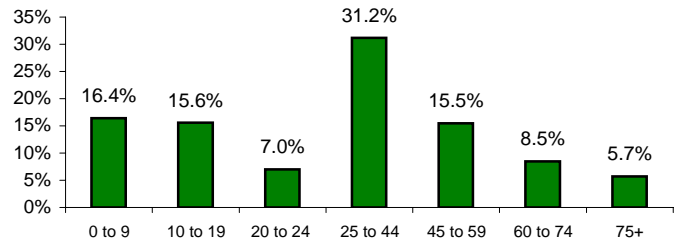


Retail Sales (in \$ Millions)	2001	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	0.1%	4	\$12,675
General Merchandise Stores		Mining & Construction	3.5%	39	\$37,538
Food Stores		Manufacturing - Durable	9.8%	62	\$31,198
Eating & Drinking Places		Manufacturing - Nondurable	10.3%	63	\$27,058
Home Furnishings & appliances		Transportation, Communication, and Utilities	4.7%	32	\$38,453
Bldg. matrl. and farm implements		Wholesale Trade	9.8%	119	\$30,766
Auto Dealers and auto supplies		Retail Trade	17.9%	261	\$18,095
Service stations		Finance, Insurance, Real Estate	1.1%	34	\$28,418
Other retail stores		Services	33.4%	282	\$20,492
Retail Sales Totals	\$61.0	Local Government	9.5%	12	\$37,274
All Other Outlets	\$41.6				
Total All Outlets	\$103		Average Annual Wage:		\$25,894

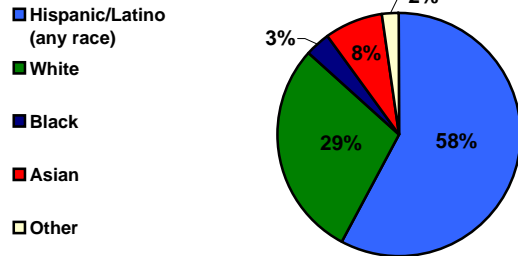
Downey

Land area (square miles):	12.4
Population, 2000 Census	107,323
Percent of Los Angeles County Population	1.13%
Median Age, 2000 Census	36
Number of Households, 2000 Census	33,989
Household Annual Growth Rate 1990-2000	0.6%

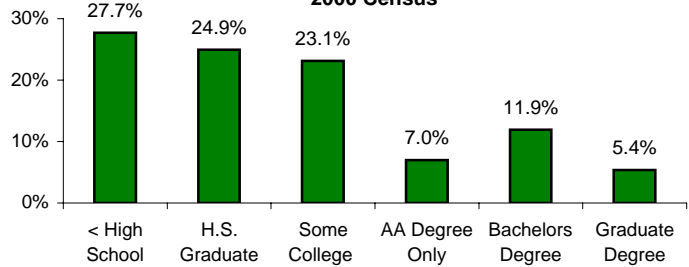
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



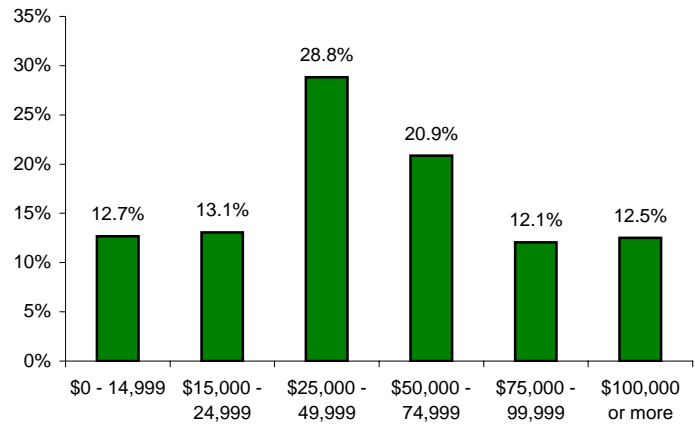
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$45,667
Per Capita Income	\$18,197
Annual Average (Revised) 2002 Unemployment Rate	5.00%

Household Income, 2000 Census

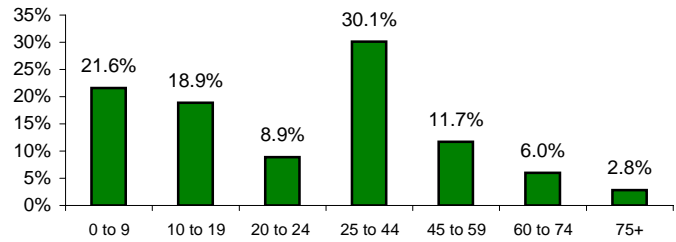


Retail Sales (in \$ Millions)	2001	Downey		Average Annual Wage	
		Industry Employment	1999 Actual		Number of Firms
Apparel Stores	\$49.3	Agriculture, Forestry, Fishing	0.4%	18	\$17,798
General Merchandise Stores	\$167.2	Mining & Construction	2.4%	128	\$32,089
Food Stores	\$40.5	Manufacturing - Durable	11.8%	67	\$50,744
Eating & Drinking Places	\$105.8	Manufacturing - Nondurable	4.2%	39	\$36,772
Home Furnishings & appliances	\$17.3	Transportation, Communication, and Utilities	2.5%	64	\$40,549
Bldg. matrl. and farm implements	\$78.9	Wholesale Trade	1.6%	97	\$42,468
Auto Dealers and auto supplies	\$357.3	Retail Trade	18.1%	457	\$19,753
Service stations	\$68.8	Finance, Insurance, Real Estate	4.5%	258	\$34,080
Other retail stores	\$71.2	Services	35.3%	761	\$23,406
Retail Sales Totals	\$956.2	Local Government	21.6%	12	\$36,628
All Other Outlets	\$184.6				
Total All Outlets	\$1,140.8			Average Annual Wage:	\$31,355

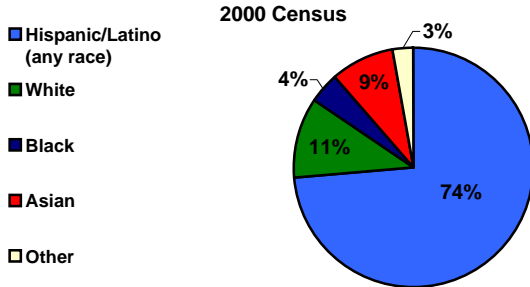
Hawaiian Gardens

Land area (square miles):	0.9
Population, 2000 Census	14,779
Percent of Los Angeles County Population	0.16%
Median Age, 2000 Census	25
Number of Households, 2000 Census	3,507
Household Annual Growth Rate 1990-2000	1.0%

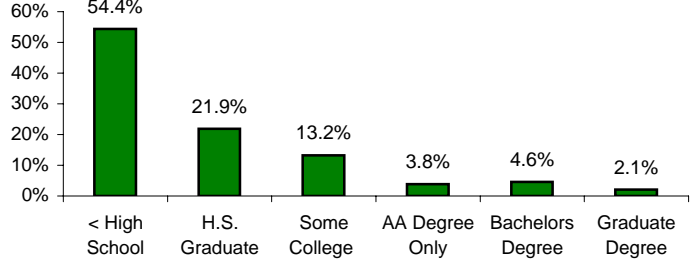
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



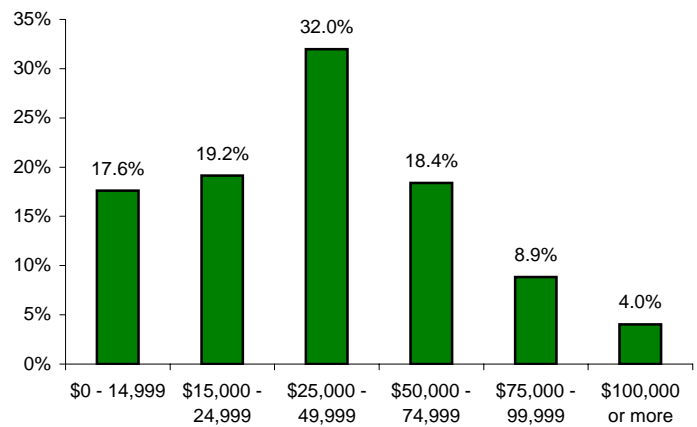
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$34,500
Per Capita Income	\$10,728
Annual Average (Revised) 2002 Unemployment Rate	8.00%

Household Income, 2000 Census

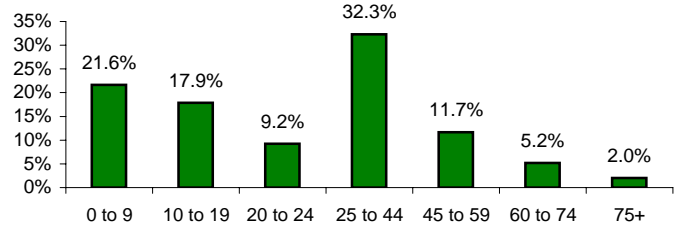


Retail Sales (in \$ Millions)	2001	Hawaiian Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	-	5	-
General Merchandise Stores		Mining & Construction	4.8%	13	\$34,461
Food Stores		Manufacturing - Durable	1.4%	4	\$29,168
Eating & Drinking Places		Manufacturing - Nondurable	5.3%	9	\$14,685
Home Furnishings & appliances		Transportation, Communication, and Utilities	0.6%	5	\$22,763
Bldg. matrl. and farm implements		Wholesale Trade	4.9%	10	\$21,772
Auto Dealers and auto supplies		Retail Trade	34.5%	54	\$18,422
Service stations		Finance, Insurance, Real Estate	1.9%	4	\$23,397
Other retail stores		Services	34.0%	58	\$24,966
Retail Sales Totals	\$45.7	Local Government	13.1%	4	\$45,297
All Other Outlets	\$4.1				
Total All Outlets	\$49.8				Average Annual Wage: \$27,213

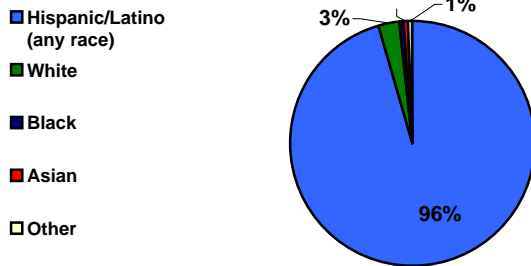
Huntington Park

Land area (square miles):	3.1
Population, 2000 Census	61,348
Percent of Los Angeles County Population	0.64%
Median Age, 2000 Census	26
Number of Households, 2000 Census	14,860
Household Annual Growth Rate 1990-2000	0.8%

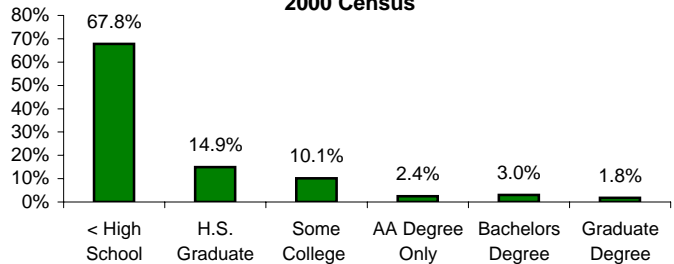
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



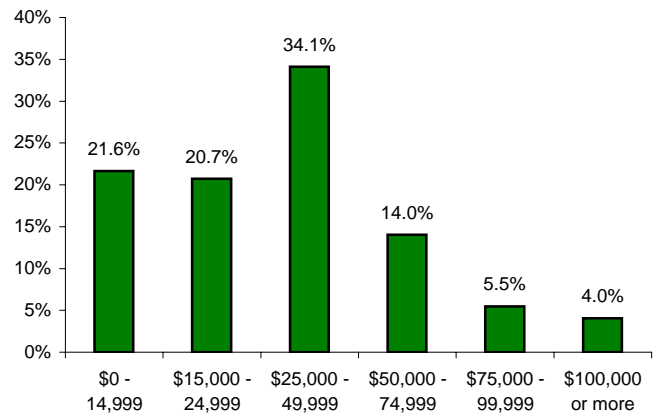
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$28,941
Per Capita Income	\$9,340
Annual Average (Revised) 2002 Unemployment Rate	11.80%

Household Income, 2000 Census

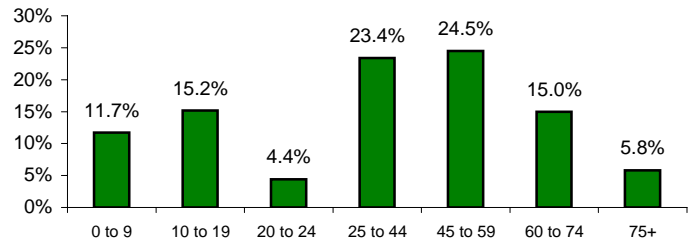


Retail Sales (in \$ Millions)	2001	Huntington Park/Walnut Park Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$82.1	Agriculture, Forestry, Fishing	n/a	2	n/a
General Merchandise Stores	\$154.4	Mining & Construction	1.1%	32	\$30,080
Food Stores	\$114.6	Manufacturing - Durable	19.5%	162	\$27,728
Eating & Drinking Places	\$211.4	Manufacturing - Nondurable	21.7%	172	\$26,585
Home Furnishings & appliances	\$101.1	Transportation, Communication, and Utilities	3.9%	70	\$27,785
Bldg. matrl. and farm implements	\$171.0	Wholesale Trade	10.3%	128	\$26,072
Auto Dealers and auto supplies	\$396.9	Retail Trade	21.2%	442	\$17,840
Service stations	\$141.6	Finance, Insurance, Real Estate	1.2%	60	\$20,165
Other retail stores	\$274.6	Services	19.7%	445	\$21,214
Retail Sales Totals	\$1,647.7	Local Government	1.0%	2	\$51,391
All Other Outlets	\$465.8				
Total All Outlets	\$2,113.4		Average Annual Wage:		\$23,976

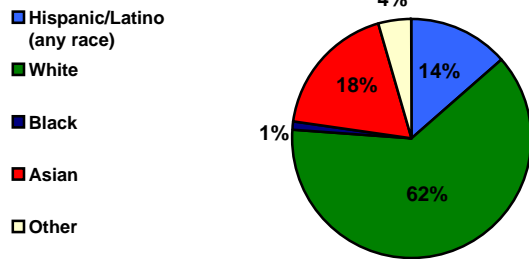
La Habra Heights

Land area (square miles):	6.4
Population, 2000 Census	5,712
Percent of Los Angeles County Population	0.06%
Median Age, 2000 Census	42
Number of Households, 2000 Census	1,887
Household Annual Growth Rate 1990-2000	0.2%

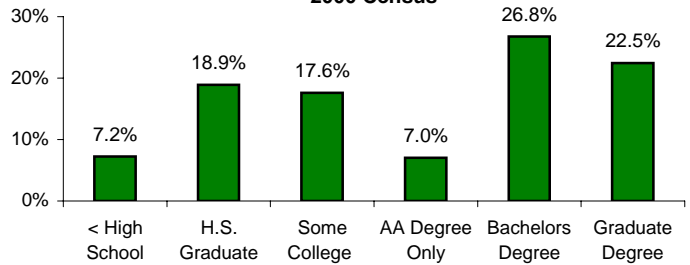
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



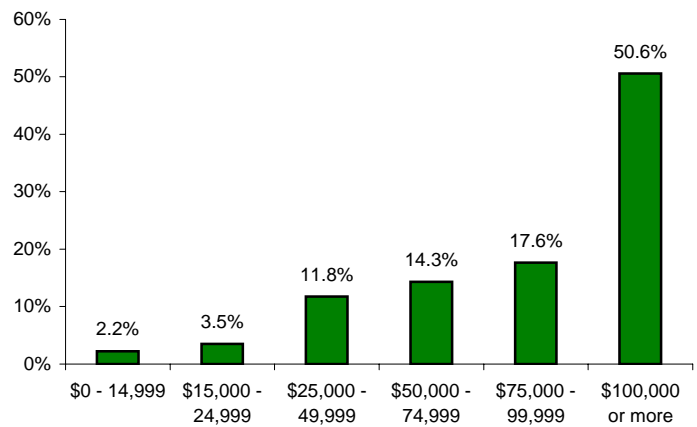
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$101,080
Per Capita Income	\$47,258
Annual Average (Revised) 2002 Unemployment Rate	2.20%

Household Income, 2000 Census

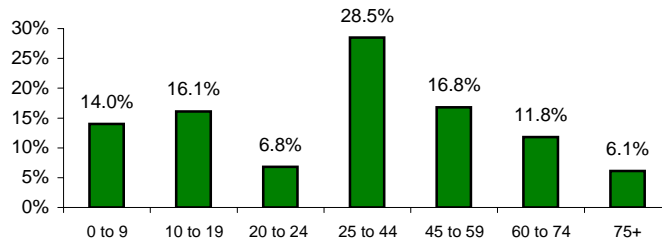


Retail Sales (in \$ Millions)	2001	Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing			
General Merchandise Stores		Mining & Construction			
Food Stores		Manufacturing - Durable			
Eating & Drinking Places		Manufacturing - Nondurable			
Home Furnishings & appliances		Transportation, Communication, and Utilities			
Bldg. matrl. and farm implements		Wholesale Trade			
Auto Dealers and auto supplies		Retail Trade			
Service stations		Finance, Insurance, Real Estate			
Other retail stores		Services			
Retail Sales Totals	\$0.7	Local Government			
All Other Outlets	\$5.6				
Total All Outlets	\$6.3				Average Annual Wage:

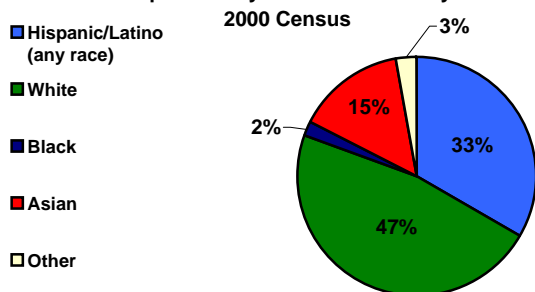
La Mirada

Land area (square miles):	7.9
Population, 2000 Census	46,783
Percent of Los Angeles County Population	0.49%
Median Age, 2000 Census	35
Number of Households, 2000 Census	15,056
Household Annual Growth Rate 1990-2000	1.8%

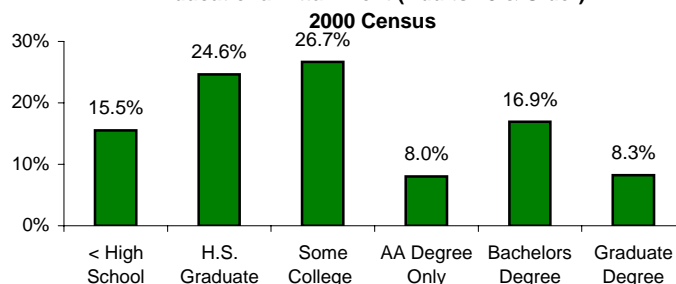
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



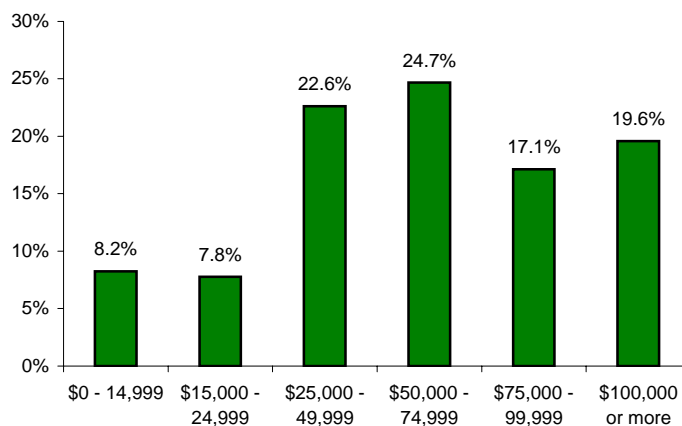
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$61,632
Per Capita Income	\$22,404
Annual Average (Revised) 2002 Unemployment Rate	4.20%

Household Income, 2000 Census

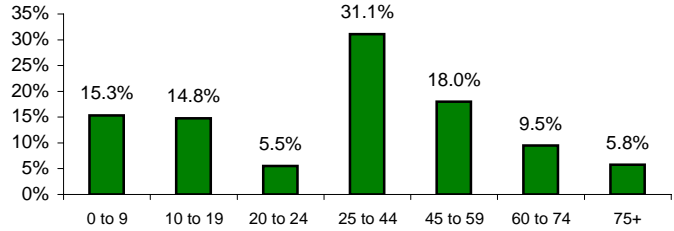


Retail Sales (in \$ Millions)	2001	La Mirada Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$10.4	Agriculture, Forestry, Fishing	0.1%	6	\$14,820
General Merchandise Stores	\$15.6	Mining & Construction	2.5%	65	\$28,790
Food Stores	\$25.1	Manufacturing - Durable	14.9%	41	\$32,912
Eating & Drinking Places	\$43.0	Manufacturing - Nondurable	11.0%	33	\$36,747
Home Furnishings & appliances	\$13.3	Transportation, Communication, and Utilities	7.3%	33	\$34,375
Bldg. matrl. and farm implements	\$45.1	Wholesale Trade	11.5%	116	\$42,879
Auto Dealers and auto supplies	\$33.9	Retail Trade	17.9%	140	\$27,923
Service stations	\$89.2	Finance, Insurance, Real Estate	3.9%	79	\$38,024
Other retail stores	\$38.0	Services	26.0%	216	\$26,916
Retail Sales Totals	\$313.9	Local Government	4.8%	11	\$37,964
All Other Outlets	\$312.9				
Total All Outlets	\$626.7				Average Annual Wage: \$32,444

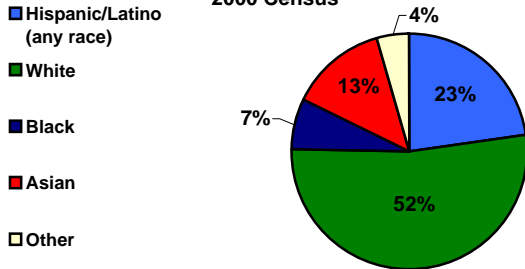
Lakewood

Land area (square miles):	9.4
Population, 2000 census	79,345
Percent of Los Angeles County Population	0.83%
Median Age, 2000 Census	35
Number of Households, 2000 Census	26,853
Household Annual Growth Rate 1990-2000	0.4%

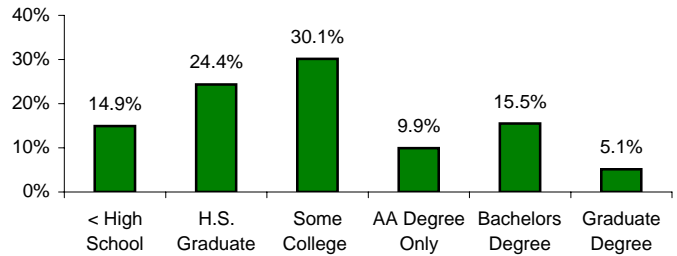
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



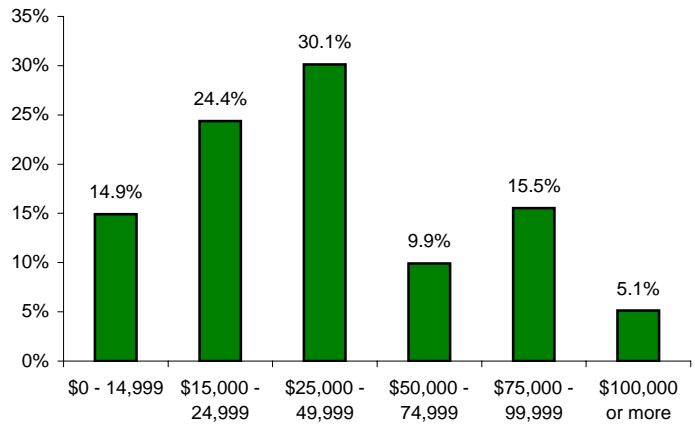
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$58,214
Per Capita Income	\$22,095
Annual Average (Revised) 2002 Unemployment Rate	4.00%

Household Income, 2000 Census

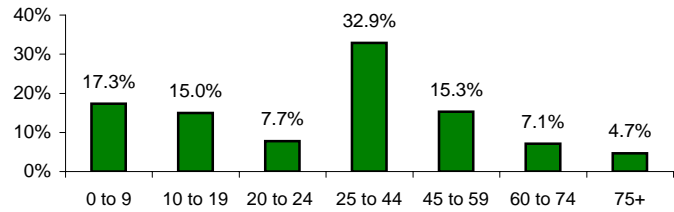


Retail Sales (in \$ Millions)	2001	Lakewood		Average Annual Wage	
		Industry Employment	Number of Firms		
Apparel Stores	\$66.7	Agriculture, Forestry, Fishing	0.1%	6	\$11,341
General Merchandise Stores	\$227.8	Mining & Construction	1.7%	48	\$29,712
Food Stores	\$48.0	Manufacturing - Durable	1.3%	9	-
Eating & Drinking Places	\$110.0	Manufacturing - Nondurable	0.5%	7	\$37,266
Home Furnishings & appliances	\$31.0	Transportation, Communication, and Utilities	2.5%	21	\$42,610
Bldg. matrl. and farm implements	\$45.7	Wholesale Trade	1.1%	21	\$42,565
Auto Dealers and auto supplies	\$114.1	Retail Trade	44.9%	237	\$16,639
Service stations	\$59.8	Finance, Insurance, Real Estate	3.2%	53	\$31,175
Other retail stores	\$128.1	Services	42.4%	250	\$19,975
Retail Sales Totals	\$831.1	Local Government	2.3%	5	\$32,955
All Other Outlets	\$36.7				
Total All Outlets	\$867.9			Average Annual Wage:	\$19,915

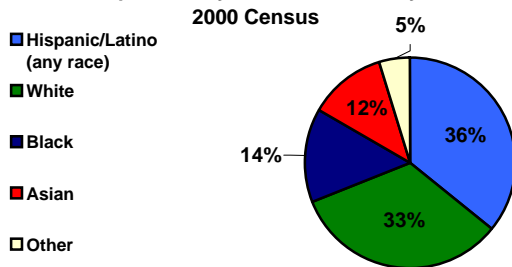
Long Beach

Land area (square miles):	50
Population, 2000 Census	461,522
Percent of Los Angeles County Population	4.85%
Median Age, 2000 Census	31
Number of Households, 2000 Census	163,088
Household Annual Growth Rate 1990-2000	0.3%

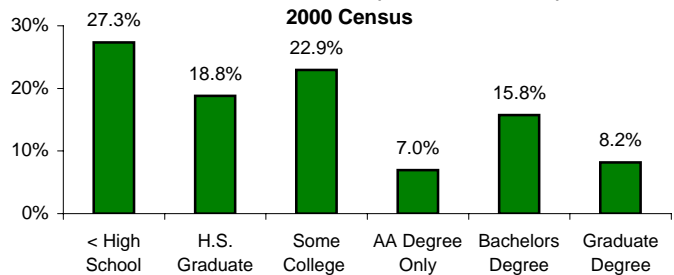
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



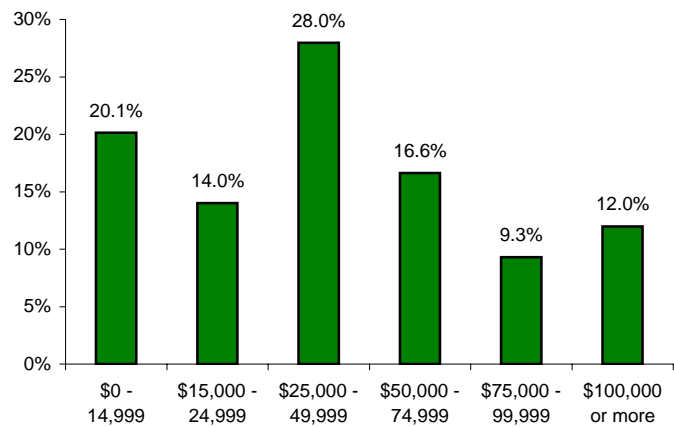
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$37,270
Per Capita Income	\$19,040
Annual Average (Revised) 2002 Unemployment Rate	6.30%

Household Income, 2000 Census

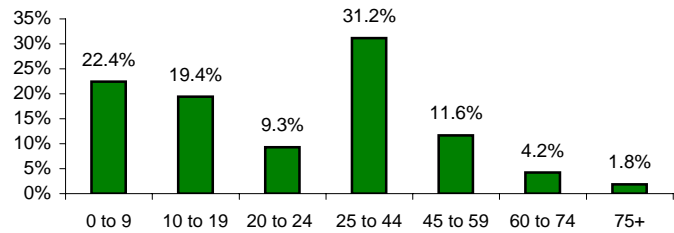


Retail Sales (in \$ Millions)	2001	Long Beach and Signal Hill Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$98.9	Agriculture, Forestry, Fishing	0.4%	65	\$19,079
General Merchandise Stores	\$281.1	Mining & Construction	4.8%	451	\$42,265
Food Stores	\$186.1	Manufacturing - Durable	20.0%	264	\$57,478
Eating & Drinking Places	\$466.7	Manufacturing - Nondurable	2.1%	184	\$30,464
Home Furnishings & appliances	\$88.9	Transportation, Communication, and Utilities	6.7%	374	\$46,102
Bldg. matrl. and farm implements	\$400.5	Wholesale Trade	3.5%	483	\$43,931
Auto Dealers and auto supplies	\$345.6	Retail Trade	16.7%	1517	\$19,251
Service stations	\$278.3	Finance, Insurance, Real Estate	5.4%	648	\$36,264
Other retail stores	\$427.1	Services	34.3%	3119	\$32,232
Retail Sales Totals	\$2,573.5	Local Government	6.6%	21	\$42,800
All Other Outlets	\$837.1				
Total All Outlets	\$3,410.6				Average Annual Wage: \$37,961

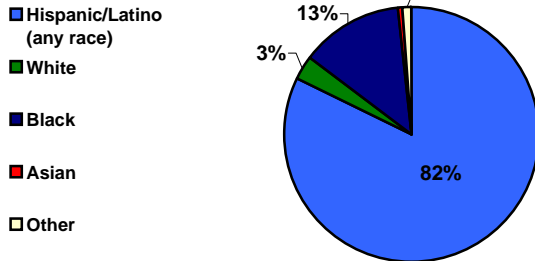
Lynwood

Land area (square miles):	4.9
Population, 2000 Census	69,845
Percent of Los Angeles County Population	0.73%
Median Age, 2000 Census	24
Number of Households, 2000 Census	14,395
Household Annual Growth Rate 1990-2000	0.6%

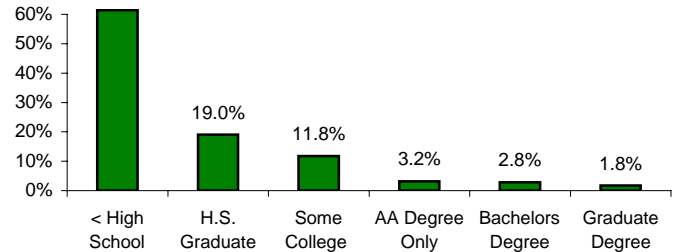
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



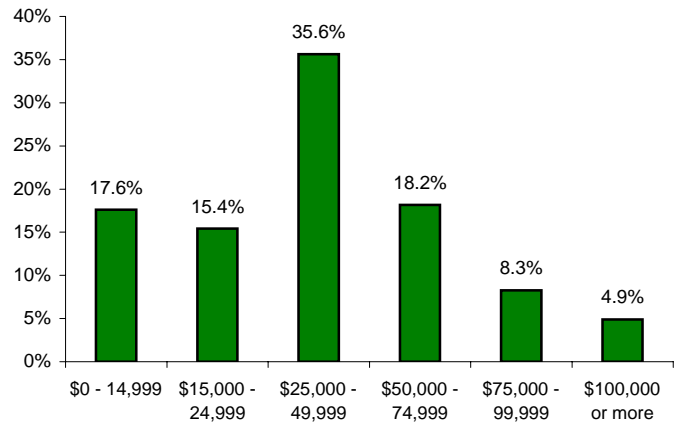
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$35,888
Per Capita Income	\$9,542
Annual Average (Revised) 2002 Unemployment Rate	7.70%

Household Income, 2000 Census

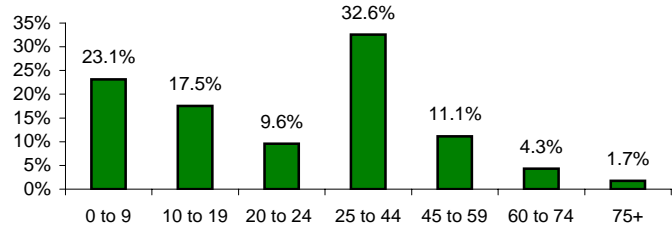


Retail Sales (in \$ Millions)	2001	Lynwood Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$8.2	Agriculture, Forestry, Fishing	0.2%	2	n/a
General Merchandise Stores	\$4.9	Mining & Construction	0.8%	19	\$26,571
Food Stores	\$27.6	Manufacturing - Durable	16.7%	44	\$26,295
Eating & Drinking Places	\$29.7	Manufacturing - Nondurable	4.8%	27	\$17,284
Home Furnishings & appliances	\$3.2	Transportation, Communication, and Utilities	0.6%	15	\$33,476
Bldg. matrl. and farm implements	\$20.0	Wholesale Trade	4.2%	33	\$41,309
Auto Dealers and auto supplies	\$18.1	Retail Trade	22.6%	128	\$19,029
Service stations	\$38.6	Finance, Insurance, Real Estate	0.8%	15	\$21,987
Other retail stores	\$18.0	Services	29.9%	205	\$38,093
Retail Sales Totals	\$168.4	Local Government	19.9%	2	\$30,563
All Other Outlets	\$37.1				
Total All Outlets	\$205.5				Average Annual Wage: \$29,327

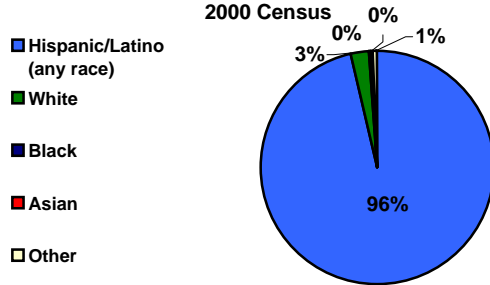
Maywood

Land area (square miles):	1.2
Population, 2000 Census	28,083
Percent of Los Angeles County Population	0.30%
Median Age, 2000 Census	25
Number of Households, 2000 Census	6,469
Household Annual Growth Rate 1990-2000	0.4%

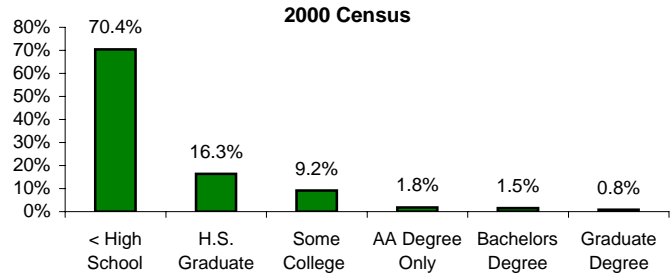
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



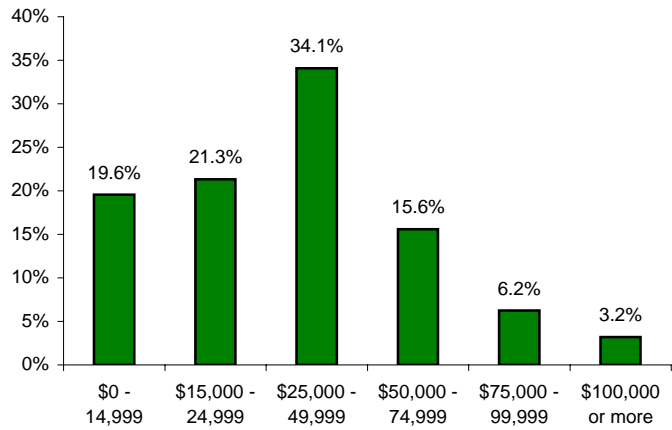
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$30,480
Per Capita Income	\$8,926
Annual Average (Revised) 2002 Unemployment Rate	11.30%

Household Income, 2000 Census

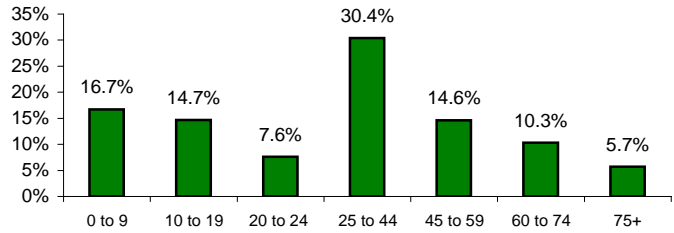


Retail Sales (in \$ Millions)	2001	Maywood Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	n/a	1	n/a
General Merchandise Stores		Mining & Construction	1.0%	10	\$31,147
Food Stores		Manufacturing - Durable	11.2%	11	\$25,897
Eating & Drinking Places		Manufacturing - Nondurable	5.4%	15	\$20,468
Home Furnishings & appliances		Transportation, Communication, and Utilities	2.5%	10	\$31,987
Bldg. matrl. and farm implements		Wholesale Trade	12.7%	30	\$24,344
Auto Dealers and auto supplies		Retail Trade	30.9%	78	\$14,924
Service stations		Finance, Insurance, Real Estate	0.6%	5	\$21,106
Other retail stores		Services	32.7%	72	\$14,504
Retail Sales Totals	\$62.7	Local Government	3.2%	1	\$33,666
All Other Outlets	\$16.7				
Total All Outlets	\$79.4				Average Annual Wage: \$18,784

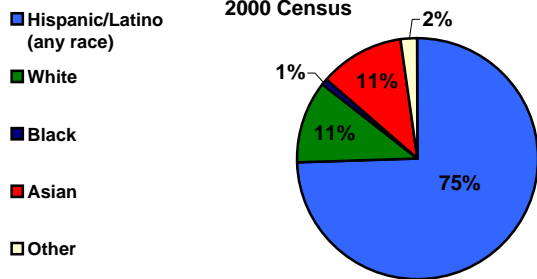
Montebello

Land area (square miles):	8.3
Population, 2000 Census	62,150
Percent of Los Angeles County Population	0.65%
Median Age, 2000 Census	31
Number of Households, 2000 Census	18,844
Household Annual Growth Rate 1990-2000	0.4%

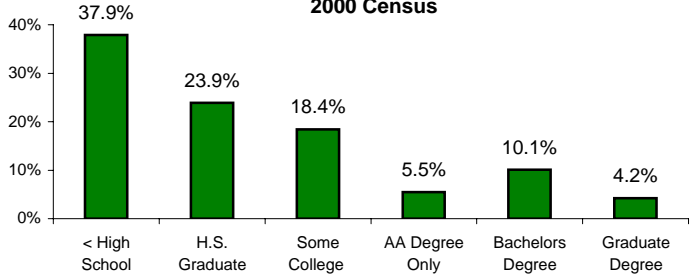
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



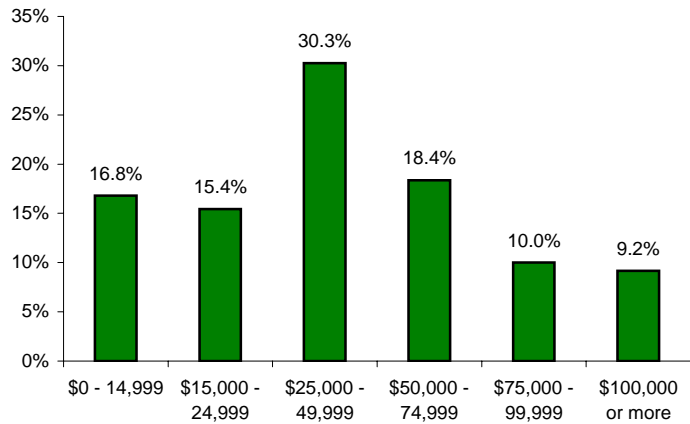
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$38,805
Per Capita Income	\$15,125
Annual Average (Revised) 2002 Unemployment Rate	6.20%

Household Income, 2000 Census

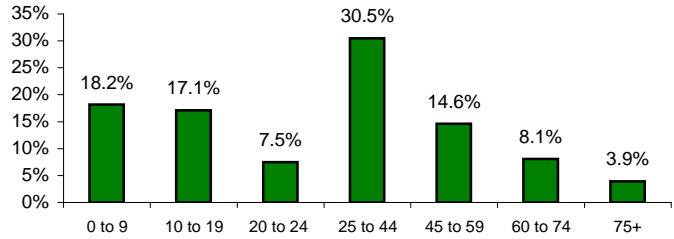


Retail Sales (in \$ Millions)	2001	Montebello		Average Annual Wage	
		Industry Employment	1999 Actual		Number of Firms
Apparel Stores	\$66.0	Agriculture, Forestry, Fishing	0.2%	9	\$20,375
General Merchandise Stores	\$172.4	Mining & Construction	0.8%	34	\$23,435
Food Stores	\$29.1	Manufacturing - Durable	8.0%	42	\$24,099
Eating & Drinking Places	\$63.1	Manufacturing - Nondurable	13.0%	63	\$35,666
Home Furnishings & appliances	\$31.3	Transportation, Communication, and Utilities	10.1%	82	\$39,751
Bldg. matrl. and farm implements	\$28.6	Wholesale Trade	11.8%	137	\$39,441
Auto Dealers and auto supplies	\$84.3	Retail Trade	22.0%	358	\$17,873
Service stations	\$96.3	Finance, Insurance, Real Estate	1.8%	88	\$31,872
Other retail stores	\$74.7	Services	20.6%	440	\$28,844
Retail Sales Totals	\$645.8	Local Government	11.6%	19	\$35,979
All Other Outlets	\$204.3				
Total All Outlets	\$850.2			Average Annual Wage:	\$30,121

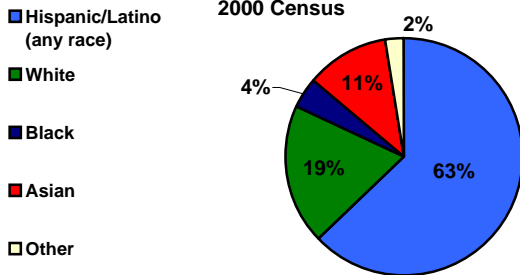
Norwalk

Land area (square miles):	9.8
Population, 2000 Census	103,298
Percent of Los Angeles County Population	1.08%
Median Age, 2000 Census	30
Number of Households, 2000 Census	26,887
Household Annual Growth Rate 1990-2000	0.5%

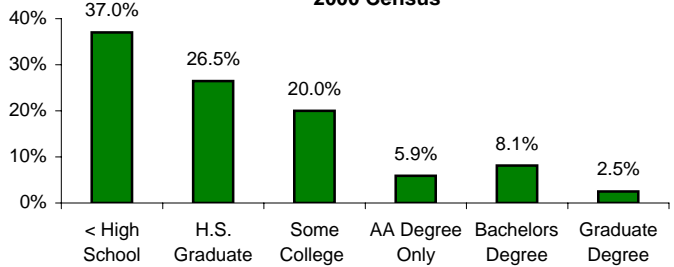
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



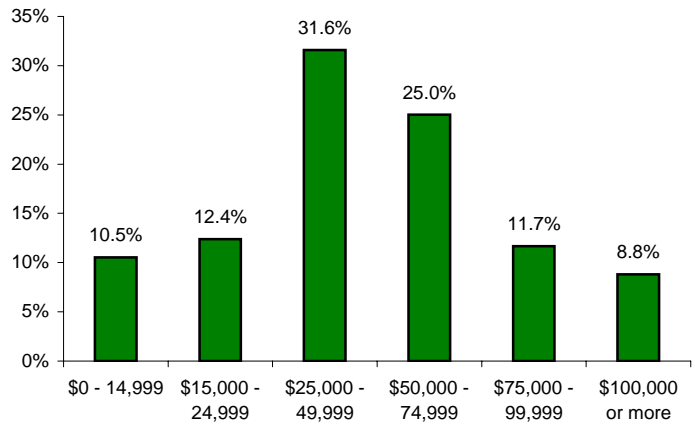
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$46,047
Per Capita Income	\$14,022
Annual Average (Revised) 2002 Unemployment Rate	6.10%

Household Income, 2000 Census

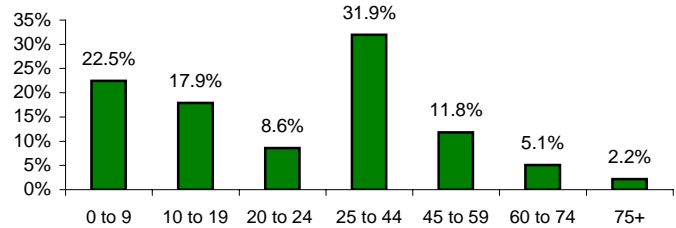


Retail Sales (in \$ Millions)	2001	Norwalk		Average Annual Wage	
		Industry Employment	Number of Firms		
Apparel Stores	\$15.5	Agriculture, Forestry, Fishing	0.2%	15	\$16,335
General Merchandise Stores	\$130.4	Mining & Construction	5.7%	73	\$44,826
Food Stores	\$36.1	Manufacturing - Durable	3.8%	36	\$28,995
Eating & Drinking Places	\$64.3	Manufacturing - Nondurable	4.0%	28	\$29,118
Home Furnishings & appliances	\$17.1	Transportation, Communication, and Utilities	4.8%	44	\$34,792
Bldg. matrl. and farm implements	\$37.9	Wholesale Trade	4.5%	87	\$35,616
Auto Dealers and auto supplies	\$184.7	Retail Trade	23.9%	257	\$20,701
Service stations	\$69.1	Finance, Insurance, Real Estate	2.0%	73	\$28,091
Other retail stores	\$31.7	Services	28.2%	334	\$20,043
Retail Sales Totals	\$587.0	Local Government	25.5%	43	\$29,257
All Other Outlets	\$86.2				
Total All Outlets	\$673.2			Average Annual Wage:	\$26,778

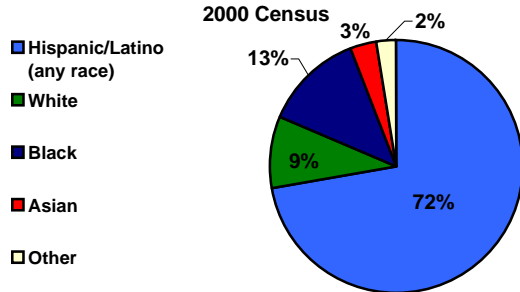
Paramount

Land area (square miles):	4.7
Population, 2000 Census	55,266
Percent of Los Angeles County Population	0.58%
Median Age, 2000 Census	26
Number of Households, 2000 Census	13,972
Household Annual Growth Rate 1990-2000	1.4%

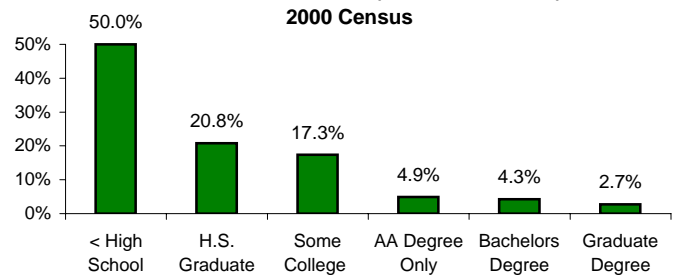
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



Educational Attainment (Adults 25 & Older)



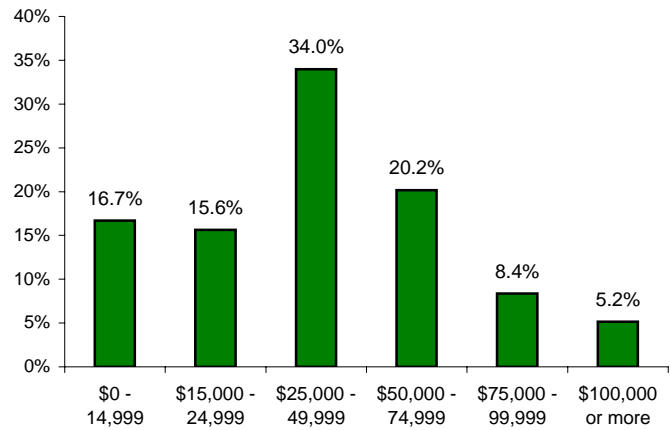
2000 Census

Median Household Income
\$36,749

Per Capita Income
\$11,487

Annual Average (Revised) 2002
Unemployment Rate
9.10%

Household Income, 2000 Census

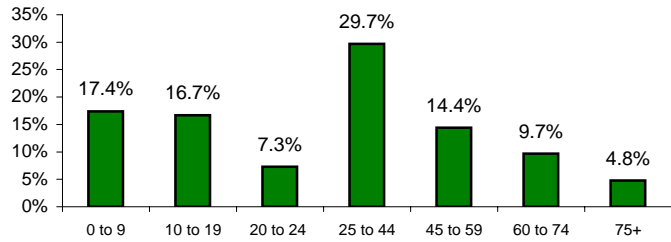


Retail Sales (in \$ Millions)	2001	Paramount Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$6.3	Agriculture, Forestry, Fishing	0.2%	10	\$19,257
General Merchandise Stores	\$73.4	Mining & Construction	6.5%	86	\$36,790
Food Stores	\$22.5	Manufacturing - Durable	24.8%	186	\$36,711
Eating & Drinking Places	\$29.4	Manufacturing - Nondurable	8.9%	87	\$35,155
Home Furnishings & appliances	\$4.8	Transportation, Communication, and Utilities	2.3%	34	\$32,972
Bldg. matrl. and farm implements	\$39.7	Wholesale Trade	12.3%	235	\$37,528
Auto Dealers and auto supplies	\$11.2	Retail Trade	10.4%	162	\$21,044
Service stations	\$32.7	Finance, Insurance, Real Estate	1.8%	32	\$22,198
Other retail stores	\$34.6	Services	20.6%	256	\$25,673
Retail Sales Totals	\$254.9	Local Government	12.2%	2	\$30,653
All Other Outlets	\$195.5				
Total All Outlets	\$450.4				Average Annual Wage: \$31,646

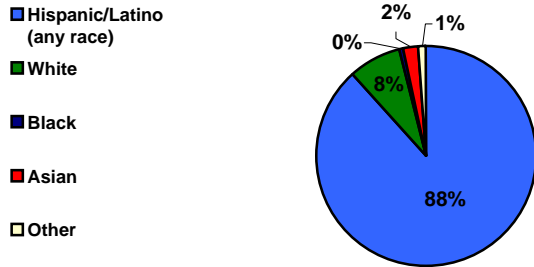
Pico Rivera

Land area (square miles):	8
Population, 2000 Census	63,428
Percent of Los Angeles County Population	0.67%
Median Age, 2000 Census	31
Number of Households, 2000 Census	16,468
Household Annual Growth Rate 1990-2000	0.3%

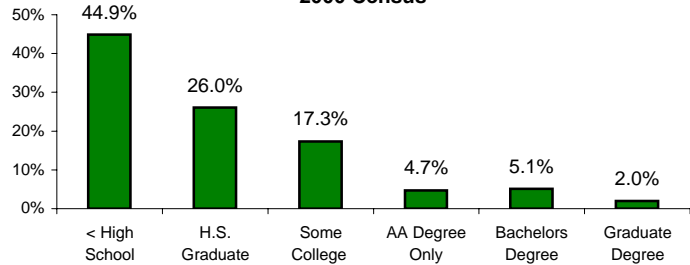
Percent of Population by Age, 2000 Census



**Population by Race and Ethnicity
2000 Census**



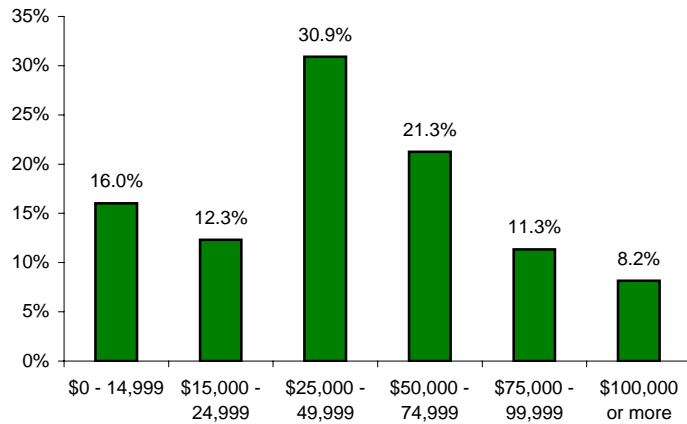
**Educational Attainment (Adults 25 & Older)
2000 Census**



2000 Census

Median Household Income	\$41,564
Per Capita Income	\$13,011
Annual Average (Revised) 2002 Unemployment Rate	7.80%

Household Income, 2000 Census

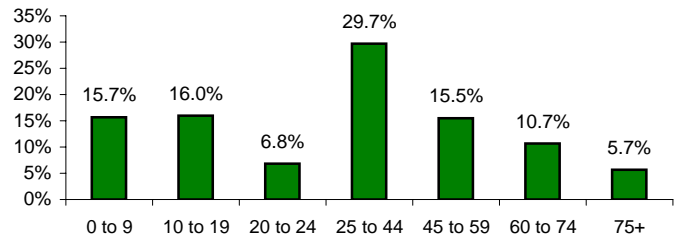


Retail Sales (in \$ Millions)	2001	Pico Rivera		Average Annual Wage	
		Industry Employment	1999 Actual		Number of Firms
Apparel Stores	\$6.9	Agriculture, Forestry, Fishing	0.4%	9	\$19,314
General Merchandise Stores	\$35.7	Mining & Construction	1.9%	30	\$35,090
Food Stores	\$25.4	Manufacturing - Durable	25.3%	42	\$54,578
Eating & Drinking Places	\$42.9	Manufacturing - Nondurable	8.5%	37	\$36,299
Home Furnishings & appliances	\$2.1	Transportation, Communication, and Utilities	9.4%	42	\$37,917
Bldg. matrl. and farm implements	\$25.7	Wholesale Trade	10.3%	80	\$37,896
Auto Dealers and auto supplies	\$44.2	Retail Trade	16.9%	162	\$18,075
Service stations	\$31.8	Finance, Insurance, Real Estate	2.1%	25	\$32,385
Other retail stores	\$29.7	Services	14.5%	217	\$26,328
Retail Sales subtotal	\$244.4	Local Government	10.7%	29	\$33,799
All Other Outlets	\$138.0				
Total All Outlets	\$382.4			Average Annual Wage:	\$36,276

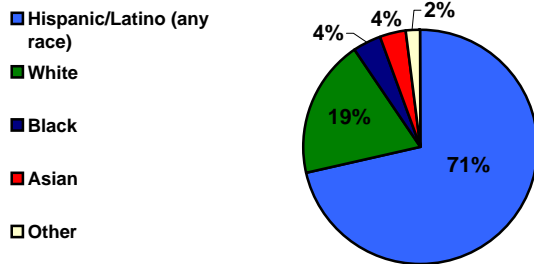
Santa Fe Springs

Land area (square miles):	8.7
Population, 2000 Census	17,438
Percent of Los Angeles County Population	0.18%
Median Age, 2000 Census	33
Number of Households, 2000 Census	4,834
Household Annual Growth Rate 1990-2000	0.0%

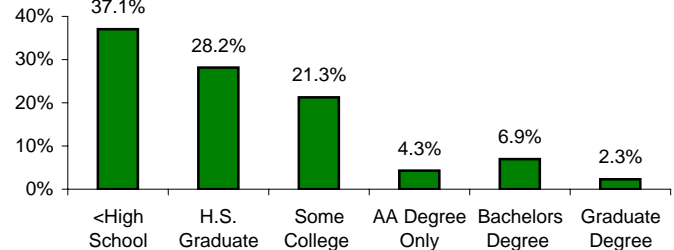
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



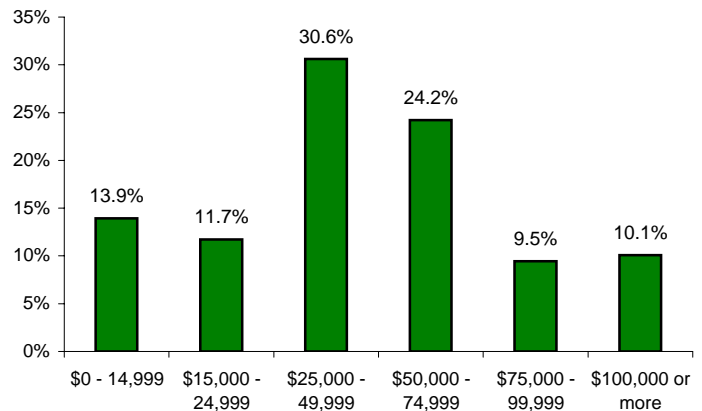
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$44,540
Per Capita Income	\$14,547
Annual Average (Revised) 2002 Unemployment Rate	7.90%

Household Income, 2000 Census

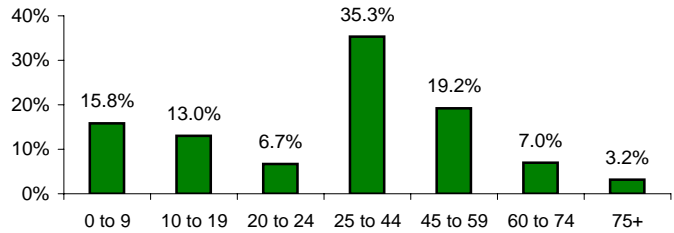


Retail Sales (in \$ Millions)	2001	Avalon Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$4.9	Agriculture, Forestry, Fishing	0.6%	12	\$21,957
General Merchandise Stores	\$49.3	Mining & Construction	7.9%	162	\$47,042
Food Stores	\$19.9	Manufacturing - Durable	20.5%	412	\$36,707
Eating & Drinking Places	\$42.5	Manufacturing - Nondurable	15.7%	221	\$34,505
Home Furnishings & appliances	\$10.8	Transportation, Communication, and Utilities	8.5%	108	\$38,588
Bldg. matrl. and farm implements	\$111.2	Wholesale Trade	22.7%	656	\$41,135
Auto Dealers and auto supplies	\$161.4	Retail Trade	6.8%	185	\$30,954
Service stations	\$76.6	Finance, Insurance, Real Estate	1.7%	66	\$36,391
Other retail stores	\$153.3	Services	13.4%	422	\$27,451
Retail Sales Totals	\$630.0	Local Government	1.7%	7	\$33,505
All Other Outlets	\$1,256.4				
Total All Outlets	\$1,886.4		Average Annual Wage:		\$36,357

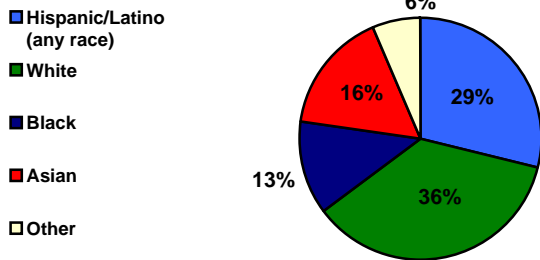
Signal Hill

Land area (square miles):	2.2
Population, 2000 Census	9,333
Percent of Los Angeles County Population	0.10%
Median Age, 2000 Census	33
Number of Households, 2000 Census	3,621
Household Annual Growth Rate 1990-2000	0.5%

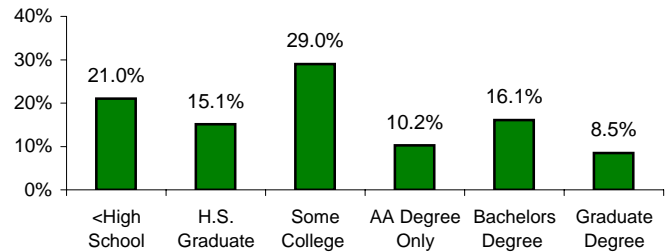
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



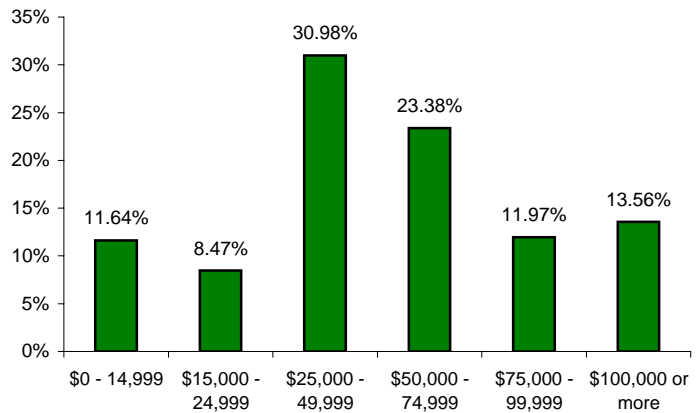
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$48,938
Per Capita Income	\$24,399
Annual Average (Revised) 2002 Unemployment Rate	4.90%

Household Income, 2000 Census

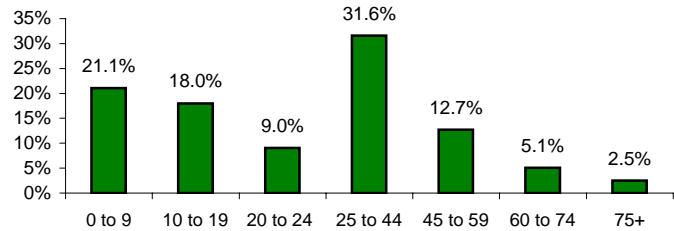


Retail Sales (in \$ Millions)	2001	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$3.8	Agriculture, Forestry, Fishing	0.4%	65	\$19,079
General Merchandise Stores	\$114.3	Mining & Construction	4.8%	451	\$42,265
Food Stores	\$6.9	Manufacturing - Durable	20.0%	264	\$57,478
Eating & Drinking Places	\$11.7	Manufacturing - Nondurable	2.1%	184	\$30,464
Home Furnishings & appliances	\$11.1	Transportation, Communication, and Utilities	6.7%	374	\$46,102
Bldg. matrl. and farm implements	\$84.2	Wholesale Trade	3.5%	483	\$43,931
Auto Dealers and auto supplies	\$213.7	Retail Trade	16.7%	1517	\$19,251
Service stations	\$9.0	Finance, Insurance, Real Estate	5.4%	648	\$36,264
Other retail stores	\$257.3	Services	34.3%	3119	\$32,232
Retail Sales Totals	\$712.3	Local Government	6.6%	21	\$42,800
All Other Outlets	\$153.2				
Total All Outlets	\$865.6				Average Annual Wage: \$37,960

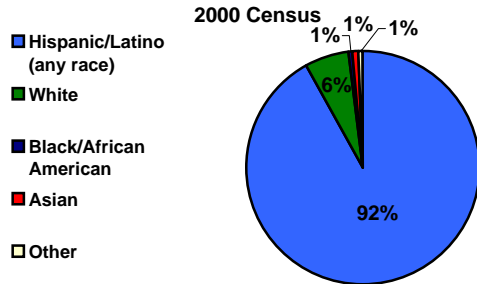
South Gate

Land area (square miles):	7.4
Population, 2000 Census	96,375
Percent of Los Angeles County Population	1.01%
Median Age, 2000 Census	26
Number of Households, 2000 Census	23,213
Household Annual Growth Rate 1990-2000	0.5%

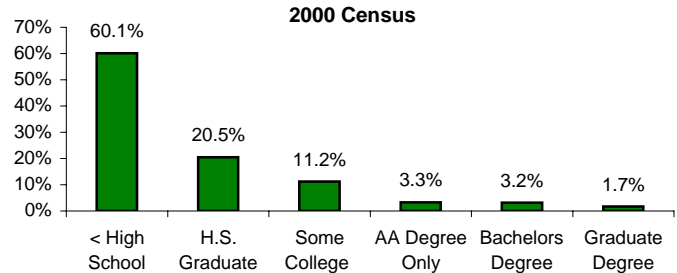
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity



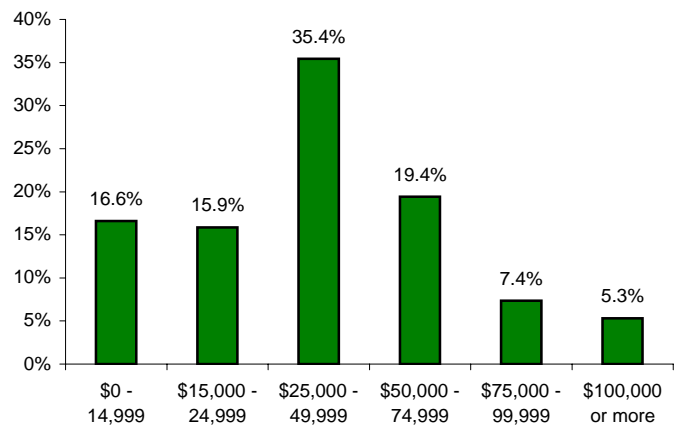
Educational Attainment (Adults 25 & Older)



2000 Census

Median Household Income	\$35,695
Per Capita Income	\$10,602
Annual Average (Revised) 2002 Unemployment Rate	10.00%

Household Income, 2000 Census

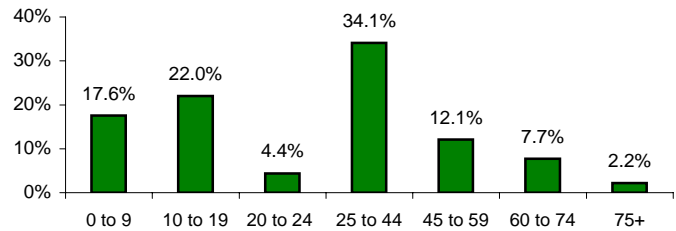


Retail Sales (in \$ Millions)	2001	South Gate Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores	\$7.3	Agriculture, Forestry, Fishing	0.5%	8	\$26,820
General Merchandise Stores	\$100.9	Mining & Construction	3.8%	55	\$44,321
Food Stores	\$31.1	Manufacturing - Durable	22.3%	115	\$32,651
Eating & Drinking Places	\$47.5	Manufacturing - Nondurable	19.3%	81	\$25,612
Home Furnishings & appliances	\$20.1	Transportation, Communication, and Utilities	12.6%	47	\$33,196
Bldg. matrl. and farm implements	\$9.7	Wholesale Trade	6.4%	80	\$29,135
Auto Dealers and auto supplies	\$186.1	Retail Trade	16.7%	268	\$18,340
Service stations	\$50.9	Finance, Insurance, Real Estate	1.8%	57	\$37,408
Other retail stores	\$27.7	Services	14.4%	293	\$23,574
Retail Sales Totals	\$481.6	Local Government	2.2%	1	\$42,720
All Other Outlets	\$128.7				
Total All Outlets	\$610.2				Average Annual Wage: \$28,159

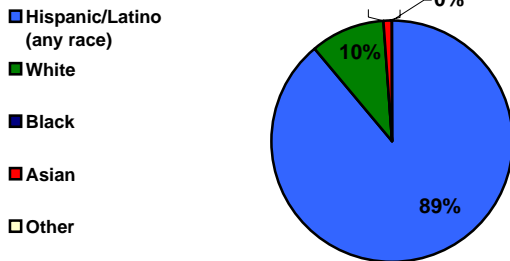
Vernon

Land area (square miles):	4.9
Population, 2000 Census	91
Percent of Los Angeles County Population	0.00%
Median Age, 2000 Census	29
Number of Households, 2000 Census	25
Household Annual Growth Rate 1990-2000	1.4%

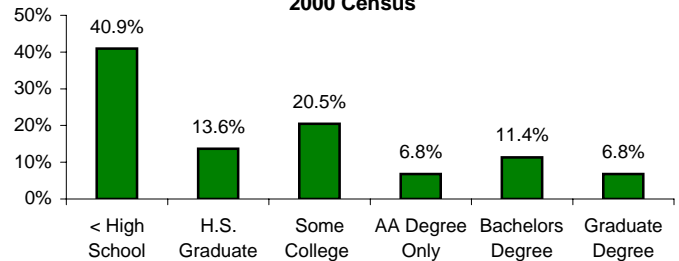
Percent of Population by Age, 2000 Census



Population by Race and Ethnicity
2000 Census



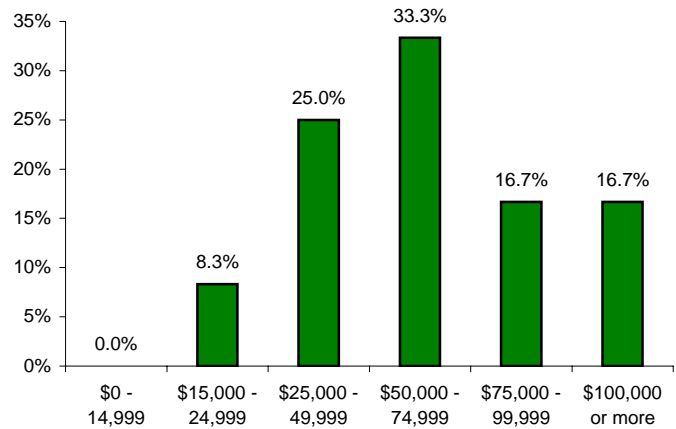
Educational Attainment (Adults 25 & Older)
2000 Census



2000 Census

Median Household Income	\$60,000
Per Capita Income	\$17,812
Annual Average (Revised) 2002 Unemployment Rate	2.30%

Household Income, 2000 Census

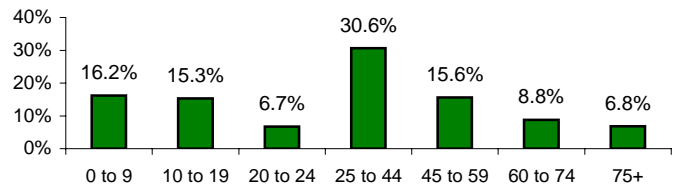


Retail Sales (in \$ Millions)	2001	Commerce and Vernon Industry Employment	1999 Actual	# of Firms	Average Annual Wage
Apparel Stores		Agriculture, Forestry, Fishing	0.2%	15	\$25,002
General Merchandise Stores		Mining & Construction	1.4%	114	\$37,932
Food Stores		Manufacturing - Durable	12.9%	388	\$33,736
Eating & Drinking Places		Manufacturing - Nondurable	31.8%	823	\$30,224
Home Furnishings & appliances		Transportation, Communication, and Utilities	7.7%	262	\$35,416
Bldg. matrl. and farm implements		Wholesale Trade	22.1%	1151	\$35,952
Auto Dealers and auto supplies		Retail Trade	6.8%	691	\$23,005
Service stations		Finance, Insurance, Real Estate	1.0%	132	\$41,809
Other retail stores		Services	15.8%	819	\$25,602
Retail Sales Totals	\$64.6	Local Government	0.6%	8	\$31,596
All Other Outlets	\$323.4				
Total All Outlets	\$388.0				Average Annual Wage: \$31,408

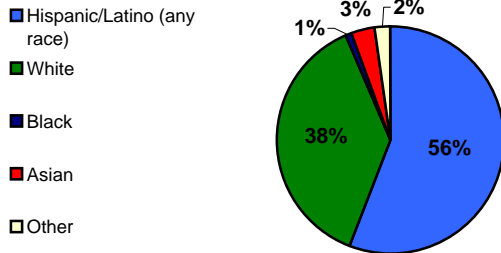
Whittier

Land area (square miles):	12.5
Population, 2000 Census	83,680
Percent of Los Angeles County Population	0.88%
Median Age, 2000 Census	23
Number of Households, 2000 Census	28,271
Household Annual Growth Rate 1990-2000	0.3%

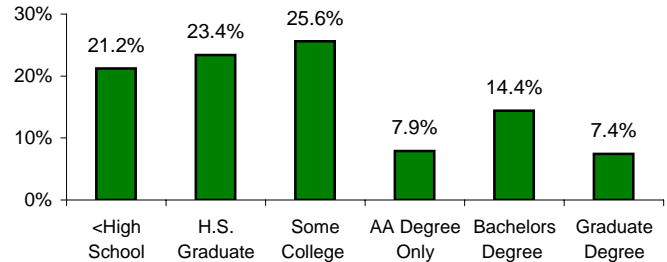
Percent of Population by Age, 2000 Census



**Population by Race and Ethnicity
2000 Census**



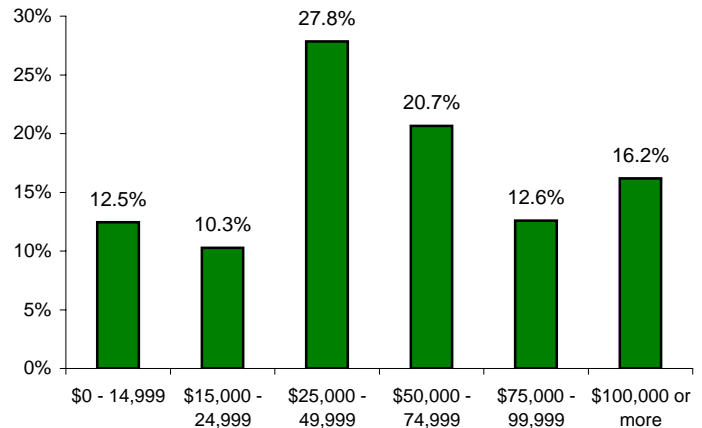
**Educational Attainment (Adults 25 & Older)
1990 Census**



2000 Census

Median Household Income	\$49,256
Per Capita Income	\$21,409
Annual Average (Revised) 2002 Unemployment Rate	4.40%

Household Income, 2000 Estimate



Retail Sales (in \$ Millions)	2001	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel Stores	\$40.2	Agriculture, Forestry, Fishing	0.5%	30	\$24,595
General Merchandise Stores	\$89.0	Mining & Construction	4.3%	194	\$42,352
Food Stores	\$46.7	Manufacturing - Durable	6.8%	94	\$31,308
Eating & Drinking Places	\$85.3	Manufacturing - Nondurable	2.3%	53	\$22,791
Home Furnishings & appliances	\$15.4	Transportation, Communication, and Utilities	3.4%	91	\$32,353
Bldg. matrl. and farm implements	\$39.8	Wholesale Trade	5.4%	181	\$42,105
Auto Dealers and auto supplies	\$147.7	Retail Trade	18.9%	552	\$17,578
Service stations	\$43.3	Finance, Insurance, Real Estate	3.6%	190	\$45,305
Other retail stores	\$82.4	Services	33.3%	1063	\$26,904
Retail Sales Totals	\$590.0	Local Government	19.3%	46	\$37,827
All Other Outlets	\$134.3				
Total All Outlets	\$724.2		Average Annual Wage:		\$29,131