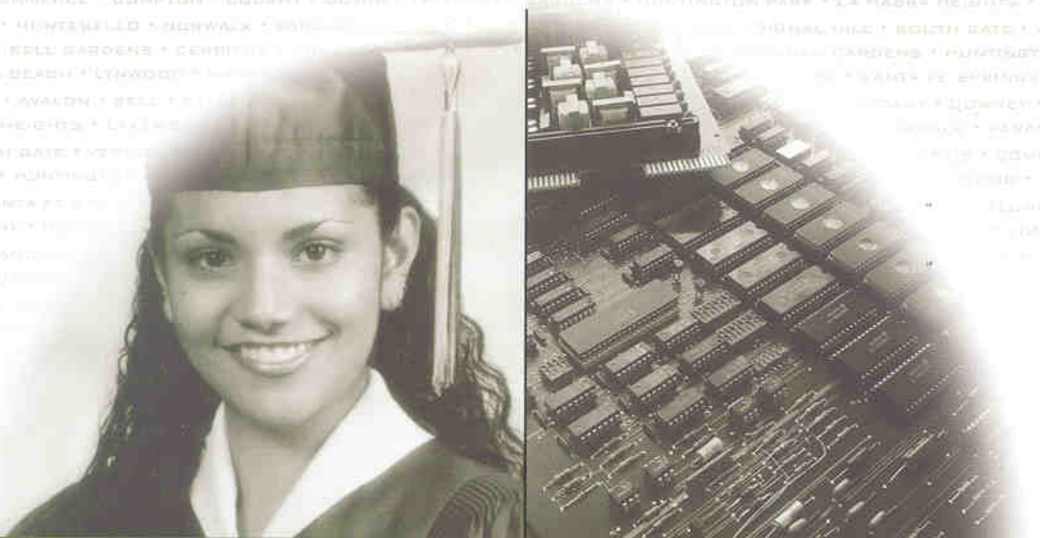
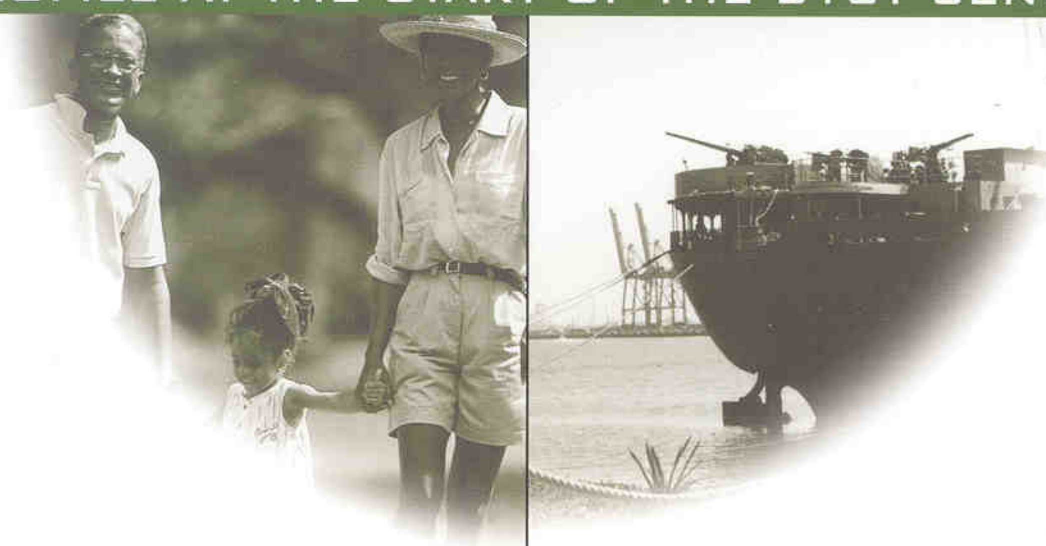
ARTESIA • AVALON • BELL • BELLFLOWER • BELL GARDENS • CERRITOS • COMMERCE • COMPTON
CUDAHY • DOWNEY • HAWAIIAN GARDENS • HUNTINGTON PARK • LA HABRA HEIGHTS • LAKEWOOD
LA MIRADA • LONG BEACH • LYNWOOD • MAYWOOD • MONTEBELLO • NORWALK • PARAMOUNT
PICO RIVERA • SANTA FE SPRINGS • SIGNAL HILL • SOUTH GATE • VERNON • WHITTIER

GATEWAY CITIES:



A PROFILE AT THE START OF THE 21ST CENTURY



Presented by:

GATEWAY CITIES PARTNERSHIP, INC.

for

THE GATEWAY CITIES' FUTURE:
Advancing and Sustaining Our Communities for Tomorrow

February 9, 2001

Key Sponsoring Organizations

DELCO MACHINE & GEAR

ALAMEDA/710 CORRIDOR ECONOMIC DEVELOPMENT TASK FORCE

Prepared by:
The USC Center for Economic Development
School of Policy, Planning, and Development
University of Southern California

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A Profile at the Start of the 21st Century

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Acknowledgements

The development of this **Profile of the Gateway Cities Region** and **The Gateway Cities' Future: Advancing and Sustaining Our Communities for Tomorrow Conference** held on **February 9, 2001** was truly a collaboration of many people and organizations. While it is always difficult in collaborative efforts to single individuals out for praise, many individual contributions could not go without acknowledgement. These special people are Dion Jackson project manager for this report, with able help at USC from Leonard Mitchell and Deepak Bahl; from the Gateway Cities Partnership the key staff were Lisa Andrews and Don Roby; from the Gateway Cities Board giving more of their time and effort than could be reasonably expected were Marianne Venieris, CSULB; Lisalee Wells Esq., Fulbright and Jaworski; Margaret Pashko, The Gas Company; and Board Chair Richard Proudfit, Bank of Lakewood; and from the Gateway Cities Council of Governments (GCCOG), Bruce Barrows, GCCOG Chair and Councilmember City of Cerritos; Keith McCarthy, GCCOG Vice Chair and Councilmember City of Downey; Hector De La Torre, Councilmember City of South Gate; Bea Proo, City of Pico Rivera; and Richard Powers, Executive Director.

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The Partnership also wants to acknowledge a debt of gratitude to the James Irvine Foundation whose ongoing support, both moral and financial, is a source of strength for the Partnership. Thanks also goes to the C2K Foundation, their grant last year provided the seed money for this project.

Finally, listed on the back of this report are the names of the board members of the Gateway Cities Partnership, Inc, who have shepherded the growth of the organization and its activities over the past three years, without their ongoing support this project would have been impossible.

Introduction – Gateway Cities: A Profile at the Start of the 21st Century

This booklet compiles and analyzes important economic, environmental, social and infrastructure data and paints a picture of a vital, though threatened, industrial region in metro Los Angeles. A group of 27 cities, known as the Gateway Cities, house an ethnically diverse and very cosmopolitan population of about 1.7 million, with a great range of skills and work experience backgrounds.

In many ways the Gateway Cities Region is the social laboratory of the United States encompassing as it does many of the urban challenges such as a large immigrant population, poorly performing schools, decaying urban centers and the flight of skilled and knowledgeable people. Paradoxically, the region also houses very affluent residential areas, many fine educational institutions, a booming port complex and a vibrant industrial base as well as a vital commercial real estate sector.

Among the most severe challenges facing this region is the overall low educational attainment level. Only 25% of the high school graduates are prepared for college or training in any technical field that requires a 12th grade education in math, science and English. The attrition rate for high school students in the region's twelve high school districts ranges from 54% to 6%. Public education in the region is facing a monumental task, and perhaps overwhelming odds, unless the energy of the whole region can be harnessed to increase educational achievement. Many of the challenges facing the Gateway Cities will, in the not too distant future, be facing many more regions and cities in California.

The fact that the per capita income of the region is 27% and 34% lower than Los Angeles County and the State respectively is a cause for real concern, especially in light of the fact that sales tax revenues are a vital component of any city's budget. It should be noted that the relatively low per capita income is not a surprise given the low educational attainment levels. Nor should any improvement in the region's per capita income be expected until the level of educational attainment improves significantly.

As a whole, the Gateway Cities population is younger than other parts of Los Angeles County and California, with over 40% being younger than 24 years of age, in contrast to 35.9% for California. Of concern is the fact that one in seven teenagers in the region will give birth before turning twenty.

Overall, the economic outlook for the Gateway Region is mixed. Key indicators such as income, education, and unemployment show the Gateway Cities lagging behind other areas of Los Angeles and California. However, as the nation grapples with labor shortages over the coming decades, the relative youth of the region's population may give the Gateway Cities an edge, provided they are trained and educated.

The management mantra is "If you can't measure it, you can't manage it". With this report the measurement has begun, it is up to the public and private leadership of the region to provide the right leadership and management to move this region forward to a bright and hopeful future.

Richard Hollingsworth
President/CEO
Gateway Cities Partnership, Inc.

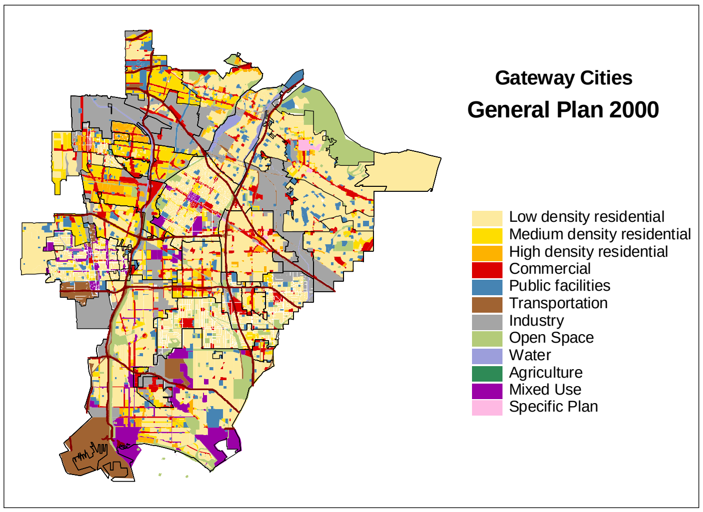
TABLE OF CONTENTS

Profile of the Gateway Cities

Located on the southeastern border of Los Angeles County, the Gateway Cities (or Gateway Region) covers approximately 203 square miles. The Gateway Region comprises 5% of the land area of Los Angeles County, or about 0.1% of California. The Gateway Region consists of the cities of Artesia, Avalon, Bell, Bellflower, Bell Gardens, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Habra Heights, Lakewood, La Mirada, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, Whittier, and nearby unincorporated areas of Los Angeles County.

According to California Department of Finance estimates, the Gateway Region population exceeded 1.7 million in 2000, is 17.6 percent of the Los Angeles County population, and 5.1 percent of the California population. Population density is significantly higher in the Gateway Region than in Los Angeles County or California as a whole. In fact, density, or population per square mile, is 3.5 times higher in the Gateway Region than in Los Angeles County, and 39 times higher than California density (see Table 1).

Figure 1: Land Use Map of the Gateway Cities



Source: California State University Long Beach Maplab

Table 1: Land Area and Density

	Population Year 2000	Area in Square Miles	Population per Square Mile
Gateway Cities	1,742,745	203.1	8,581
Los Angeles County	9,884,300	4,060.0	2,435
State of California	34,336,000	155,973.2	220
			Relative Density
Gateway Cities as a Percent of Los Angeles County	17.6%	5.0%	352% or 3.5 times
Gateway Cities as a Percent of California	5.1%	0.1%	3900% or 39 times

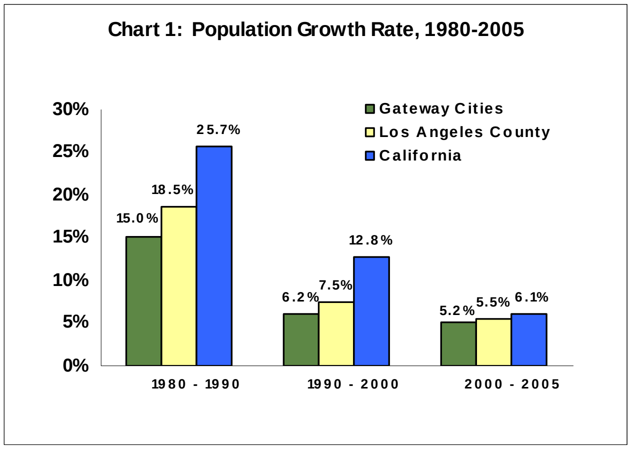
Source: U.S. Census Bureau, California Department of Finance

Demographic Profile of the Gateway Region

Population and Household Growth

Population Growth

According to the California Department of Finance, the Gateway Region population grew from 1,584,973 to 1,742,745 between 1990 and 2000. Population grew more slowly during the 1990s than the previous decade, however, and will likely grow more slowly over the next five years. ***Compared with Los Angeles County and California, the Gateway Region lags in population growth*** (see Chart 1). From the air it is apparent that here simply is very little open land for growth.



Source: U.S. Census: 1980-1990, California Department of Finance: 2000, Claritas: 2000-2005

The annual population growth rate varies considerably between individual cities in the region. Chart 2 shows the population growth rate for each city relative to growth rates in the Gateway Region as a whole, Los Angeles County, and all of California.

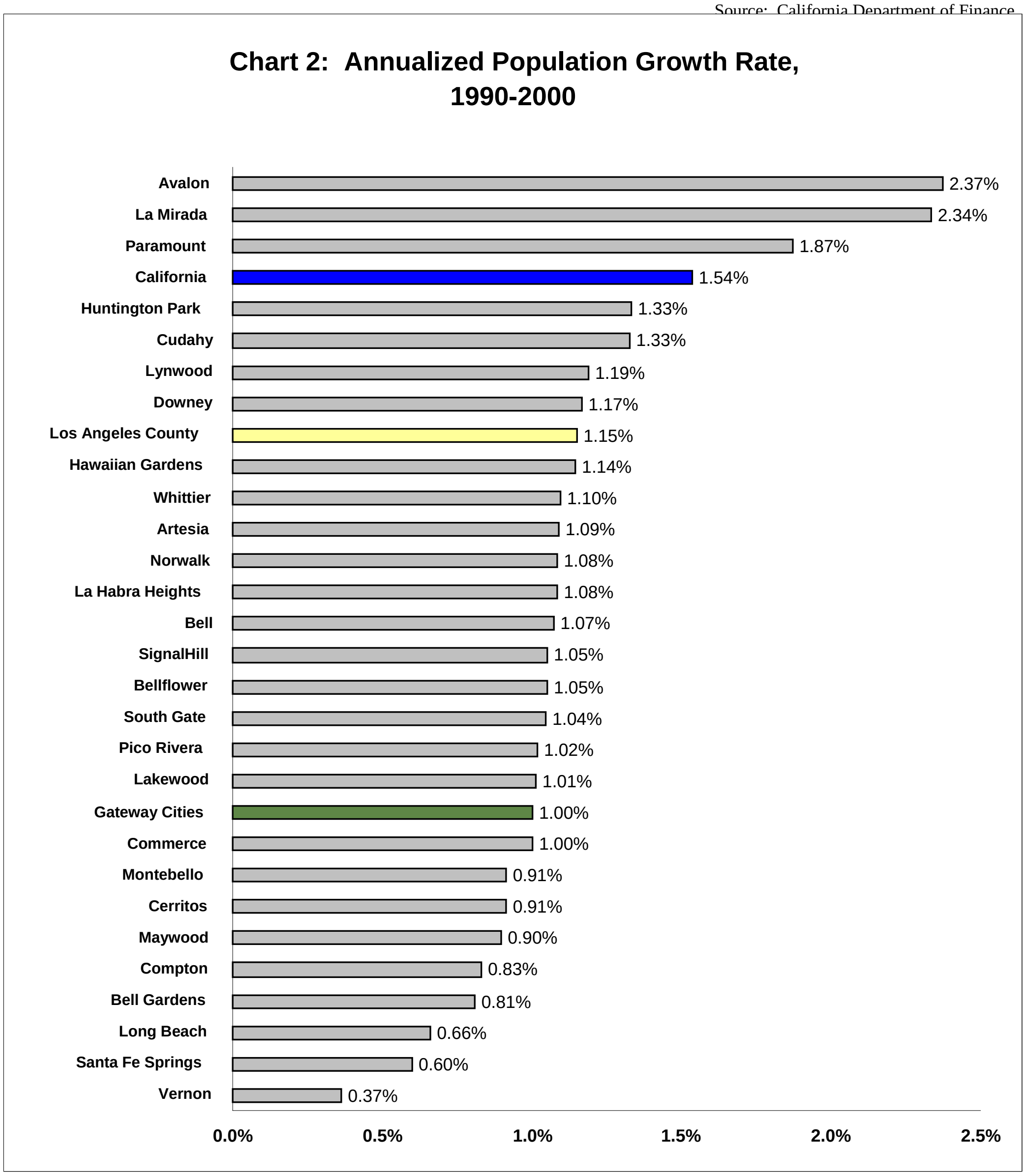
Factors driving population change in the region include internal migration (residents moving into or out of the region), natural increase (births minus deaths), and immigration (foreign migration). During the 1990s, domestic migration to and from California changed dramatically when about two million more people moved out of California than relocated there. This large net outflow is unprecedented in California's history. According to the Census Bureau, the departure of California residents from the state offset the entry of 2.2 million people to California in the 1990s. Nevertheless, the state's population continued to grow during the 1990s through international migration and natural increase. Current trends indicate that domestic migration in California and the Region will be lower, while immigration will continue to be strong.

Household Growth

The number of households in the Gateway Region increased 5% between 1990 and 2000, from 519,401 to 545,407. In comparison, household growth was higher elsewhere, 6.2% in Los Angeles County and 12.9% in all of California. Looking ahead five years, the projections by the California Department of Finance show the number of households in the Gateway Region increasing 5.4%, faster than the 20-year average. Household growth is directly tied to numbers of housing units, so this projection may be high unless multifamily construction increases.

According to the California Department of Finance, there were 3.42 persons per household in the Gateway Region in 2000. Household occupancy was higher in the Gateway Region than in Los Angeles County (3.14 per household) or California (2.96 occupants per household). Household occupancy varies significantly among Gateway Region cities. For example, occupancy was 2.6 people per household in Signal Hill, 3.8 in Cerritos, and a high of 4.83 in Bell Gardens.

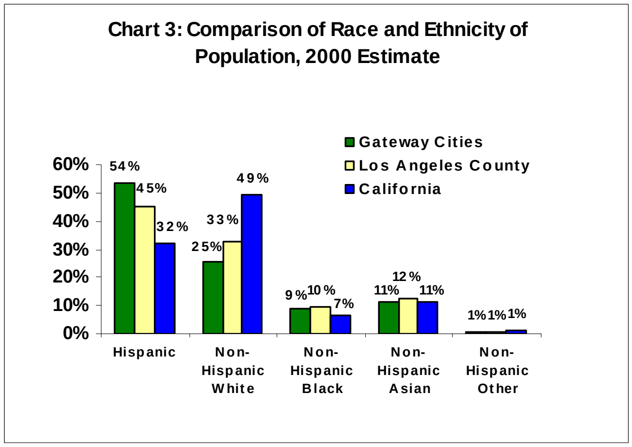
Source: California Department of Finance



Racial and Ethnic Composition

The Gateway Region is a majority non-white area. According to 2000 population estimates, the ethnic and racial composition of the region is 54% Hispanic, 25% Non-Hispanic White, 9% Non-Hispanic-Black, 11% Non-Hispanic Asian and Pacific Islanders, and 1% of Other Races. Los Angeles County is somewhat more Non-Hispanic White than the Gateway Region with 33% and the State of California even more so at 48% (see Chart 3).

The California Department of Finance projects a steady decline in the proportion of Non-Hispanic Whites and Blacks in Los Angeles County, and a steady increase in the proportion of Hispanic and Asian residents. The proportion of Non-Hispanic Whites is likely to dip to about 23% by 2020, while the proportion of Blacks will decline to 7.4%. During this period, estimates show the proportion of Hispanics increasing to over 55%, while the share of Non-Hispanic Asian and Pacific Islanders will increase to over 14%.



Source: U.S. Census Bureau, Claritas

People of Hispanic origin form the racial and ethnic majority in the Gateway Region. According to Claritas 2000 estimates, fifty-four percent of the Gateway Region population is Hispanic, compared to 45% and 32% in Los Angeles County and California respectively. Between 1990 and 2000, the Hispanic population in the Gateway Region grew over 26% (about the same as the Hispanic growth rate in Los Angeles County), although significantly less than the 40% increase in the Hispanic population overall in California.

Age

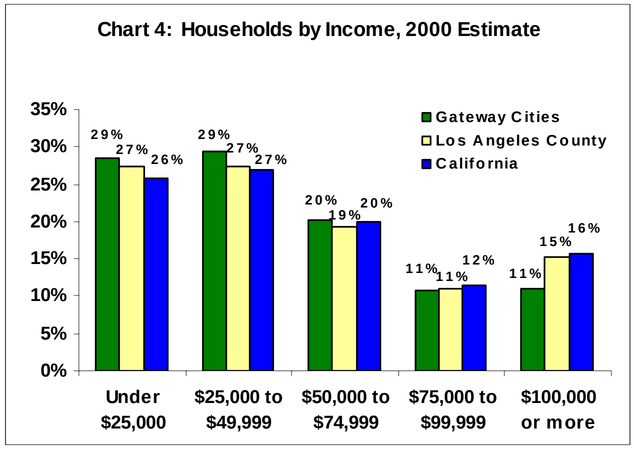
The Gateway Region population is younger, as a whole, than residents of other parts of Los Angeles and California. 40.3% of the Gateway Region population is younger than age 24, compared to 36.5% and 35.9% in Los Angeles County and California respectively, according to Claritas 2000 estimates. Similarly, 21.7% of the Region's population is over 50, while about a quarter have reached this age elsewhere (24.0% and 25.2% in Los Angeles County and California respectively). The median age of a Gateway Region resident is 31.4, while the median age is 33.8 in Los Angeles County and 34.5 in California.

Income

Household Income in the Gateway Region is lower than county and state levels. About 60% of all households in the Region earn less than $50,000 annually according to Claritas 2000 estimates, compared to 54.6% of households in Los Angeles County and 52.7% in all of

California. Similarly, less than 11% of Gateway Region households earn $100,000 or more, while over 15% of households earn $100,000 or more elsewhere in California (see Chart 4).

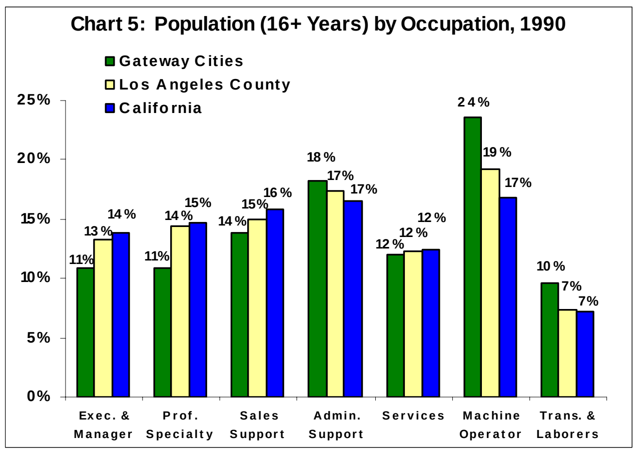
Claritas estimated 2000 *median* household income in the Gateway Region is $42,835, 6% below the County and 11% below the State level. Differences in *Per-capita* income are even more dramatic. ***Per-capita income in the Gateway Region is $17,380, 27% and 34% less than Los Angeles County and California levels, respectively.***



Source: Claritas

Occupation

The 1990 Census occupational profile suggests that close to half of Gateway Region residents hold blue-collar and service sector jobs. Approximately one-third of the Region's population (16 years and older) was engaged in blue-collar jobs, compared with 26.5% in Los Angeles County and 23.9% in California. In the Gateway Region, most blue-collar jobs were in machine operator, precision production, and craft occupations. Service sector jobs accounted for 12% of jobs in the Region, a level consistent with Los Angeles County and California employment. The Gateway Region trailed the County and State in white-collar jobs, specifically executive, managerial, and professional specialty jobs (see Chart 5).



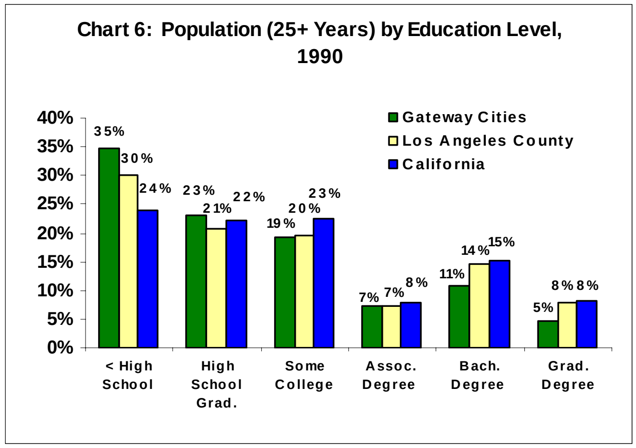
Source: U.S. Census Bureau, Claritas

Labor Market Conditions

Education and Labor Force Participation

Higher rates of unemployment, lower labor force participation rates, and low-income correlate strongly with less education among Gateway Region residents. According to the 1990 Census, more than one-third of the population (25 years and above) had less than a high school education (see Chart 6). Only 15.5% of Gateway Region residents have at least a Bachelor's degree, compared to 22.3% in Los Angeles County and 23.4% in California.

Gateway Region students are somewhat more likely to attend public school than others in California. Of the 493,306 students enrolled in Gateway Region schools, approximately 62% attend a public school, compared to 57% in the rest of California.



Source: U.S. Census Bureau, Claritas

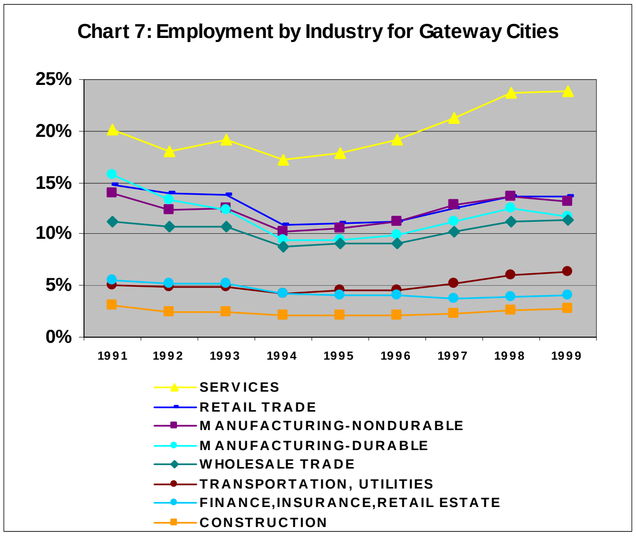
The labor force participation rate, a ratio of labor force and population, is lower in the Gateway Region (0.49) than in Los Angeles County and California (0.51). This indicator suggests that proportionately fewer people in the Gateway Region are in the labor force than in Los Angeles County or California. The Southern California Association of Governments (SCAG) estimates that the Gateway Region unemployment rate (5.78%) in September 2000 was higher than the rate in Los Angeles County (5.86%).

Employment

Historically, cities in the Gateway Region have been the manufacturing center of Southern California. Manufacturing employment drove the region's economy, providing high wage jobs supporting trade and services in the region. Prior to 1989, aerospace and defense related industries dominated the region's economy. However, during the early 1990s, there was a major restructuring due to the decline in government spending on aerospace and defense at the end of the Cold War; the "civil disturbance" of 1992; the Northridge earthquake in 1994; and business flight in response to environmental laws and government regulations.

Employment in the Gateway Region grew 7.8% between 1991 and 1999, from 1,079,052 to 1,162,920 jobs. By 1999, the Region accounted for 28.7% of all jobs in Los Angeles County. California Employment Development Department data for 1999 show that the three leading sectors of non-farm employment in the Gateway Region are manufacturing (24.9% of jobs), services (23.8%), and retail trade (13.6%). In contrast, data for Los Angeles County show the service sector contributing the most jobs (33.1%), followed by manufacturing (15.9% of employment), and retail trade (15.4%).

Employment patterns in the Gateway Region parallel those in the rest of California and the nation. For example, the share of manufacturing jobs declined from 29.8% in 1991 to 24.9% in 1999, while service sector jobs increased from 18% to 23.8% during the same period in the Gateway Region (see Chart 7). ***The eliminated manufacturing jobs are usually high-wage positions that help create significant indirect employment.*** Indirect employment results from expenditures by employees on services. ***The greater your income the more you consume and the more businesses that are supported by those expenditures.*** The new service sector jobs generally pay considerably less, and support fewer additional (indirect) jobs. In fact, durable manufacturing jobs paid an average of $38,925 per year, 19% more than service sector jobs in the Gateway Region. Average annual payroll per employee in the Region ranged from $21,771 for retail trade jobs, to $66,652 in the finance, insurance and real estate sector.



Source: California Employment Development Department

Unemployment

The unemployment rate among Gateway Region cities varies greatly. In 1999, the average unemployment rate computed by the Southern California Council of Governments ranged from 1.87% in La Habra Heights to 11.56% in Compton. ***Despite a strong economy, unemployment rates in cities such as Compton, Bell Gardens (10.77% unemployed), Huntington Park (10.28%), and Lynwood (10.02%) are nearly twice the Los Angeles County unemployment rate of 5.86%.***

Economic Characteristics

The economic characteristics that impact economic development planning and action are employment, development base, location assets, and knowledge resources as defined by the synthetic theory of local economic development proposed by Dr. Edward J. Blakely. Employment means attracting and retaining firms that provide quality jobs that fit the local population. Development base refers to building new economic institutions to identify and stimulate economic growth. By including community participation in the base, community action impacts the marketplace, effecting economic destiny. The last two elements are location assets, which are the community's quality of life assets and knowledge resources, which serve as an economic generator.

In the previous section, labor market conditions, a picture was presented of the workforce of the Gateway Region. That snapshot is just the first step in defining the local population so that a strategy for targeting firms with quality jobs can be developed. On a parallel track, the community would be brought into the process to define the vision and to help implement the strategy. Quality of life assets would be identified and promoted and issues identified and prioritized for action to improve the community. Finally, knowledge resources such as educational institutions, training programs, research institutes, and research units in business and industry are identified and fostered. In this way, a comprehensive economic development plan is developed.

In this section, industrial sectors are analyzed to understand the current make-up of the Gateway Region economy and to provide background information for development of an employment strategy.

Economic Base Analysis

Economic base analysis stems from the Economic Base Theory of economic growth and development. The theory is based on communities as socioeconomic systems that trade with other communities outside their boundaries. The determinants for economic growth are therefore directly related to the demand for goods, services, and products from other areas outside the local economic boundaries of the community. In theory, the growth of industries that use local resources, including labor and materials, for final export elsewhere will generate both local wealth and jobs.

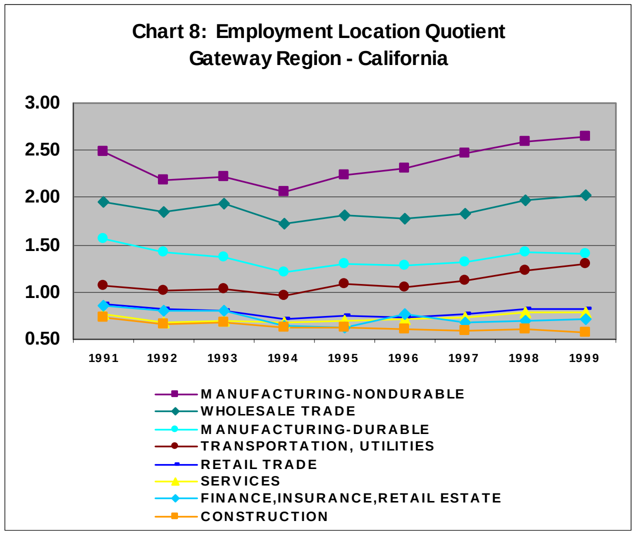
Location quotient and shift-share analysis, tools used in economic base analysis, reveal information suggesting industries that contribute to the export base of the Gateway Region.

Location Quotient

The "Location Quotient" measures the degree to which employment in a given industry in the Gateway Region exceeds what the employment would be if local employment were prorated among industries according to industry percentages of state employment. The location quotient is calculated by dividing the region's percent or share of employment for a particular industry by that of the state. If a location quotient is one, employment is proportional. If it is greater than one, the region has a higher concentration of employment relative to the state and therefore the industry is potentially exporting; if it is less than one, employment is less concentrated and is therefore mainly serving local needs. The more the location quotient exceeds 1, the greater the concentration relative to the state. Relative competitive advantages, industry clustering, or educational attainment can account for the differences.

In 1999, the location quotient was greater than one in non-durable manufacturing; wholesale trade; durable manufacturing; and transportation and utilities (see Chart 8). Economic base theory says that the net effect of these industries on the local economy is to create wealth through exporting goods. The ports and transportation infrastructure of the Gateway Region provide the competitive advantage for wholesale trade and also contributed to the historical location of durable manufacturing. The other factor was the oil fields, for their source of energy and their need for machinery.

The location quotient for the Gateway Region was less than one in retail trade; services; finance, insurance and real estate; and construction.



Source: California Employment Development Department

Shift-Share Analysis

Shift-share analysis analyzes change in employment over time. It shows whether or how much of the change in employment, both positive and negative, is due to economic forces in the larger economy, industry-wide economic forces, or local economic forces.

The following shift-share analysis of the Gateway Region looks at the time period from 1991 to 1999 and analyzes the employment change against the backdrop of the California economy. During this period, employment in the Gateway Region rose 8%, 1% in nondurable manufacturing, 36% in transportation and utilities, 10% in wholesale trade, and 28% in services.

Employment growth in California was 13%. California's individual industry employment growth rates varied from -7% for durable manufacturing to +30% for services. Employment grew faster than the state average in construction; transportation and utilities; and services.

The results of the shift-share analysis are displayed in Table 2. The first column lists the industries analyzed with California Department of Economic Development employment data. The last column lists the net gain or loss of jobs between 1991 and 1999 in the Gateway Region. The "State Effect" column displays the number of jobs that each industry would have gained within the Gateway Region had employment grown at the average statewide growth rate of 13%.

The "Industry Effect" column indicates the additional number of jobs that each industry would have gained or lost had they expanded or contracted at the same rate as the industry did statewide. The "Local Effect" column lists the number of jobs gained or lost due to local economic forces. The final column equals the sum of the three previous columns.

The first row of Table 2 shows that negative employment growth in the Gateway Region construction industry was due to local economic forces. State and industry economic forces expanded employment within the state, however the Gateway Region has less construction activity on average than the rest of the state.

The negative employment growth in durable manufacturing; retail trade; and finance, insurance and real estate was due to a combination of industry and local economic forces. Both the recession and technology advances led to consolidation and production efficiencies resulting in the need for fewer employees. Retail trade embraced big box stores with low prices and reduced service and employees. Locally, the effects were magnified. Yet despite negative employment growth, the Gateway Region remains a net exporter of durable goods and the heart of manufacturing in the state.

Although the nondurable manufacturing industry experienced decreased employment, state economic growth and local clustering advantages offset the effect resulting in a net gain of jobs. These results support the conclusion of the location quotient that this is a net export industry. Transportation and utilities experienced employment growth on all levels, also supporting the export industry analysis.

Wholesale trade industry and local forces show negative employment growth, possibly due to efficiencies through technology. Growth in employment is due to forces in the California economy. This is an export industry, not only to the rest of California, but beyond.

Services industry employment grew from state and industry forces; local forces decreased employment slightly. The shift to a service economy has put more people into this industry and current expectations are that the trend will continue.

Table 2: 1991-1999 Shift-Share Analysis of Gateway Region/California

Industry Sector	State Effect	Industry Effect	Local Effect	Gateway Cities Employment Growth 1991-1999
CONSTRUCTION	4,245	3,936	(10,479)	(2,298)
MANUFACTURING-DURABLE	21,386	(33,559)	(21,264)	(33,437)
MANUFACTURING-NONDURABLE	19,000	(20,580)	3,196	1,616
TRANSPORTATION, UTILITIES	6,792	2,751	10,131	19,673
WHOLESALE TRADE	15,169	(2,887)	(300)	11,982
RETAIL TRADE	19,985	(4,378)	(16,901)	(1,294)
FINANCE, INSURANCE, REAL ESTATE	7,383	(7,689)	(11,976)	(12,282)
SERVICES	27,254	38,220	(5,650)	59,825

Source: California Employment Development Department

Infrastructure Conditions

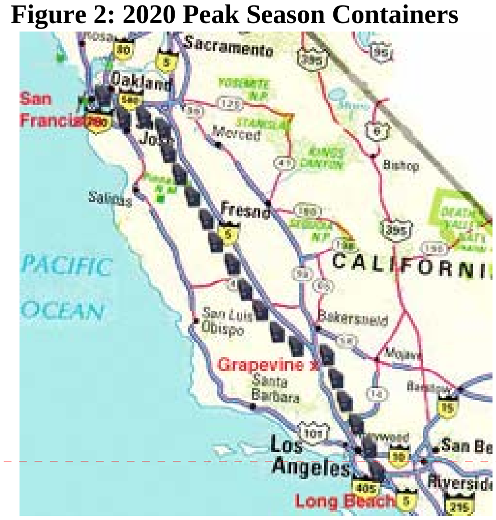
Infrastructure within the Gateway Region is stressed by growing population and deferred maintenance. Existing roads, water, drainage, waste management and other public infrastructure facilities were not improved to support increasingly dense occupancy. Competing demands for scarce public funds have forced Gateway Region cities to cut back on maintenance and upgrades of public infrastructure. Today, many cities in the Region need to rebuild existing facilities or expand capacity. Without this public investment, new construction (private investment) may be limited. Existing businesses may seek locations outside the Region that can provide needed services more reliably. In the worst case, declining rents could lead Gateway Region landowners to defer property maintenance. This cycle can be self-fulfilling as owners neglect property with poor public services. City leaders, hesitant to spend money on declining areas, may neglect the very infrastructure needed to support or revive areas within the Gateway Region.

Transportation

The transportation outlook for the Gateway Region is mixed, at best, for moving both goods and people. Transportation impacts in the Gateway Region today include bad air quality, increased risk of cancer, and traffic congestion. These problems can discourage new high-tech companies from locating in the Gateway Region when healthier alternatives are available elsewhere in Southern California. Several large-scale multi-jurisdictional public projects including the Alameda Corridor, the I-710 Gap closure, and truck lane installation on SR-60 and I-710 will further complicate transportation in the Gateway Region, for at least a decade.

Freight (or goods) transportation through the region depends on a complex, interconnected network of roads, rails, and ports. For example, the existing transportation system within and adjacent to the Ports of Long Beach and Los Angeles is already constrained and will likely deteriorate without intervention by cities in the Gateway Region. Expected increases in cargo throughput in the next twenty years will generate considerable new rail and vehicle traffic on the transportation system feeding the Ports.

Figure 2: 2020 Peak Season Containers



In 1998, the San Pedro Bay Ports Long-Term Cargo Forecast prepared by Mercer Management Consulting, Inc. projected that the Los Angeles-Long Beach Port complex would handle approximately 65,000 Twenty-Foot Equivalent Units (TEUs) of goods per day by 2020. Imagine an average daily line of containers that, when laid end-to-end, would reach San Francisco in peak season (see figure 1). Today, this line of containers would reach just over the Grapevine on I-5. Goods traffic in the region has already

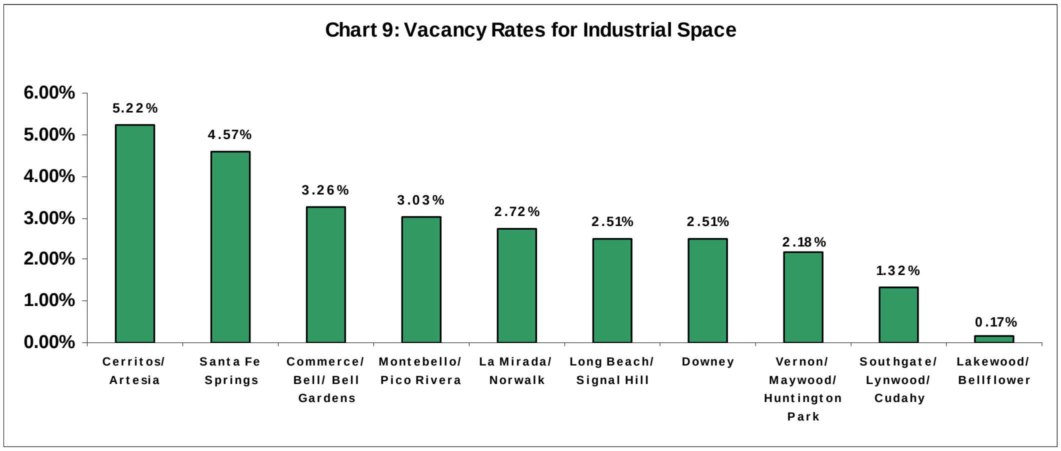
Comment: Insert citation for the Mercer Report – footnote perhaps.

exceeded the five-year volume prediction by Mercer Management, and it seems very likely that the predicted 2020 volume will pass through the Ports well ahead of this 20-year forecast.

Turning to the movement of people through the region, reliance on automobiles and projected population increases point to a decrease in forecast average peak morning commute speeds on most freeways from 34 mph to 20 mph by 2025. As commute times decrease, more commuters take to local streets, thereby increasing local congestion and travel time for workers who rely on local streets for their livelihood. Transportation congestion is also likely to slow fire and police response times well into the future.

Industrial Land Availability

Industrial land comprises a larger portion of the Gateway Region than other areas of Southern California. The Gateway Region has over twice as much leasable industrial space as the City of Los Angeles. In fact, the cities of Vernon, Maywood and Huntington Park alone account for over 60 million square feet of leasable space - roughly 22% of the Gateway Region total. The vacancy rate for industrial land ranges from 5.22% in Cerritos and Artesia, to as low as 0.17% in Lakewood and Bellflower (see Chart 9).



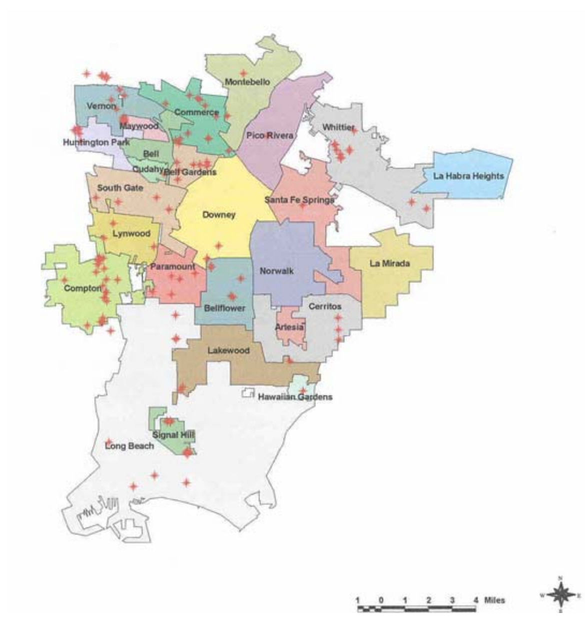
Source: Cushman & Wakefield, Los Angeles, CA Mid-Year 1999

The development community would like to respond to the demand for industrial space, but the scarcity and irregular parcel size of suitable land limits development efforts. As a result, when businesses seek to expand, they must look outside the local market for appropriate real estate. In *Trends Outlook 2000*, prepared by the brokerage firm of CB Richard Ellis, evidence is cited of this pattern in Commerce, Vernon, and the South Bay. They found vacancy rates within these sub-markets ranging between 1% and 3%. Consequently, they find expanding Gateway City businesses looking to the mid-counties, the San Gabriel Valley and Inland Empire for sites large enough to support business expansion.

Brownfields

High concentrations of manufacturing throughout the Gateway Region, existing long before sound environmental regulations, littered the region with brownfields. Redevelopment of these sites is needed to make land available for new industrial development and the related issue of business retention, expansion and attraction. Despite the current boom in employment in California, the region continues to under-perform the rest of the Southern California economy.

Figure 3: Brownfields Sites in the Gateway Region



Source: Gateway Cities Partnership, Inc.

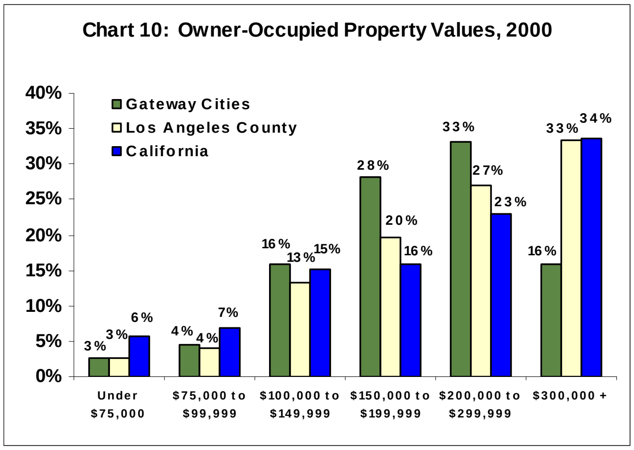
The U.S. Environmental Protection Agency defines brownfields as abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Although the technology is available to cleanup most site contamination, the cost of cleanup, when added to acquisition and redevelopment, often exceeds the economic value of the redeveloped property, particularly for smaller lots. One way to overcome the cost barrier is to aggregate several smaller parcels to attain economies of scale, another is to provide financial assistance from the public side, and a third is adaptive reuse of existing buildings cutting down on demolition and construction costs.

The other reason to recycle these industrial lands is to eliminate the public health risk they pose. Not all brownfield sites are contaminated, but until there has been a thorough environmental assessment, perceptions reign.

Housing Stock Levels

Infrastructure plays a significant role not just in the work people do (and where), but in the places they live. The housing stock in the Gateway Region was older than in Los Angeles County or the state in 1990 and is now ten years older. About 55% of the housing stock is over 60 years old compared to roughly 50% and 35% in Los Angeles County and California. The Gateway Region (51%) had a slightly higher percentage of owner-occupied units in 1990 than the County (48%). It will be interesting to see how those numbers have changed in the past ten years when the 2000 census data becomes available.

According to 2000 Claritas estimates, the property value of 39.5% of Los Angeles County owner-occupied units is below $200,000; in contrast over 50% of the owner-occupied units in the Gateway Region are valued under $200,000 (see Chart 10). Furthermore, Gateway Cities has 15.8% of owner-occupied units with property values $300,000 and above; Los Angeles County and California have over 32% with property values exceeding $300,000. Consequently, the median property value of owner-occupied units was $198,249 in Gateway Cities, 20% below county median and 15% below state median.

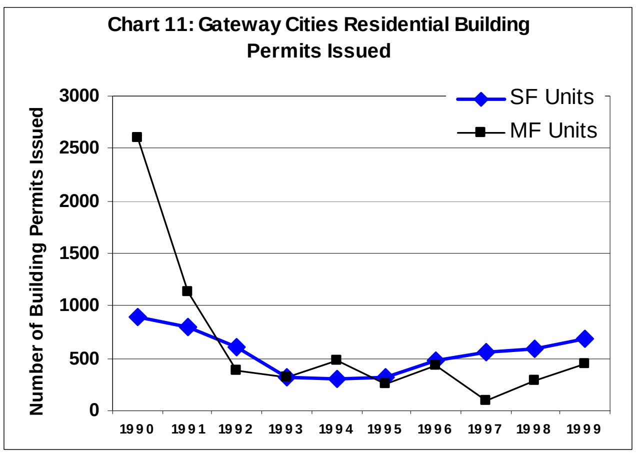


Source: Claritas

According to California Department of Finance 2000 estimates, 54.2% of the housing units in Gateway Cities region are single-detached homes, 48.6% in Los Angeles County and 56.0% in California. The difference in the proportion of multiple housing units (5+ units) is also significant. Multiple housing units (5+ units) in Los Angeles County account for roughly one-third of all housing units compared to one-quarter of all housing units for Gateway Cities.

Trends in the number of residential building permits issued in the Gateway Region are an indicator of economic health. Although tempered by inflationary trends and the recession in the early 1990s, the number of residential building permits the Gateway Region issued dramatically shows the economic conditions of the period.

The number of single-family residential building permits issued in the Gateway Region over the past decade fell between 1990 and 1994, but returned to 1991 levels by 1999 (see Chart 11). La Mirada and Pico Rivera issued the greatest number of single-family permits annually within the Gateway Region during the past ten years. Long Beach permit issuance has varied over the years, peaking in 1990 and in 1998.



Source: Cushman & Wakefield, Los Angeles, Mid-Year 1999

The number of multi-family residential building permits Gateway Cities issued over the past decade dropped from over 2,500 in 1990, to about 500 in 1992. Since then, the number of issued permits remained around 500, with one marked dip in 1997. Montebello and Cerritos, with no multi-family building during the past decade, top the 1999 list of the most-issued multi-family residential building permits. The cities of Long Beach, Downey, Paramount and Hawaiian Gardens, which contributed significantly to the peak in multi-family building in 1990, had minimal activity in the latter half of the decade.

Low vacancy rates and competitive rents indicate continued demand for housing in the Gateway Cities Region. During the last decade, housing vacancy rates in Gateway Cities have been consistently lower than Los Angeles County and California. For 2000, the California Department of Finance reports a vacancy rate for Gateway Cities of 4.6% compared to 5.5% for Los Angeles County and 7.4% for California. Claritas reports the median rent for Gateway Cities ($566) competitive compared to Los Angeles County ($570) and California ($561).

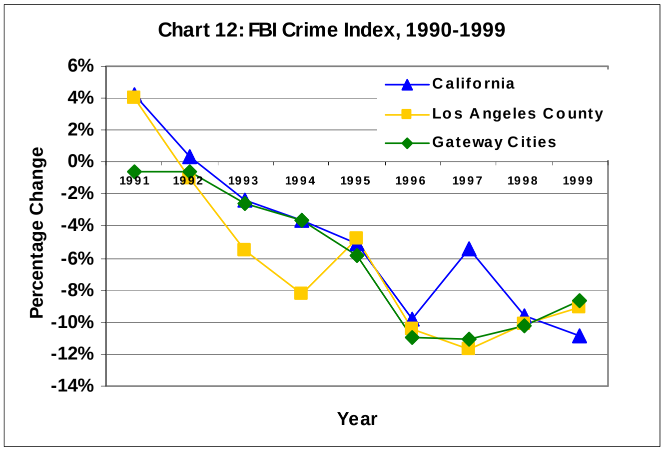
Three other factors support this demand for housing in Gateway Cities namely, high population density, higher number of persons per household, and more persons living together in a housing unit. According to Claritas, more than 20% all persons in housing units were living five or more to a unit in Gateway Cities compared to 17.2% for Los Angeles County and 14.3% for California.

Quality of Life

"Quality of life" represents all the features of the shared environment that contribute to people's satisfaction about where they live. Features evaluated here are crime, an indicator of a feeling of safety in one's community and home; educational attainment, an indicator of the economic prospects of the citizenry; air quality, a measure of environmental quality; and health, an indicator of the community's access to healthcare.

Crime

A key indicator of overall quality-of-life, crime in the Gateway Region shows the same general trend of falling rates found in the rest of Los Angeles County and California during the 1990s (see Chart 12). According to the FBI Crime Index (that classifies crimes as violent, property crimes, larceny, or arson), crime in the Gateway Region dropped 43% since 1991, reflecting similar declines of 36% and 45% in Los Angeles County and California, respectively. Increases in income and education usually accompany improvements in safety from criminal activity in any particular area. Although many factors contribute to declining crime incidence (increases in police force, or less frequent crime reporting, for example), this indicator tends to correlate positively with advances in quality-of-life such as income and educational achievement.



Source: Federal Bureau of Investigation

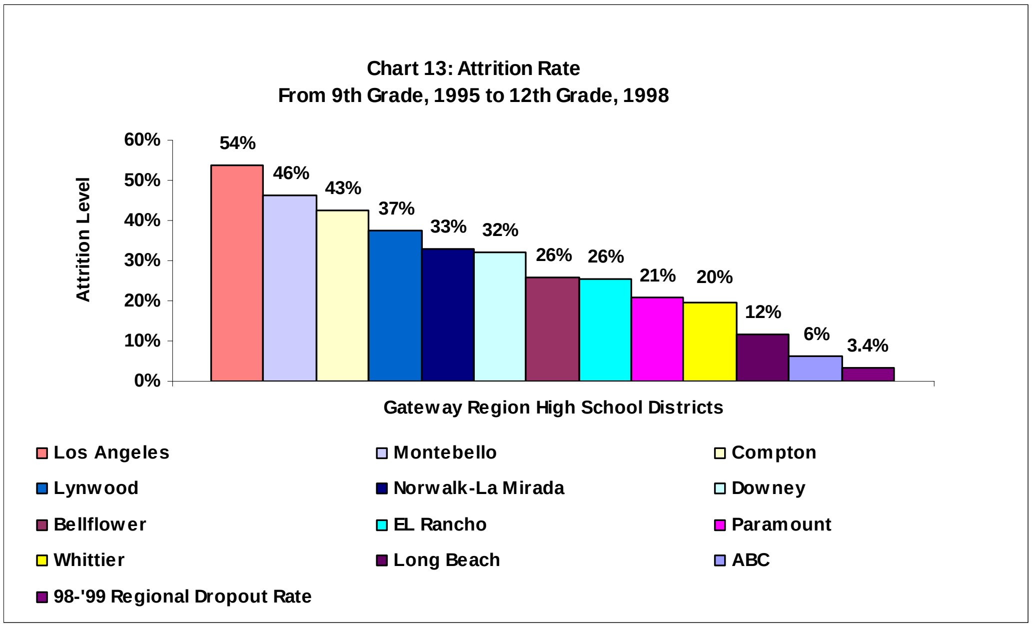
FBI statistics show that five cities deviate from the general trend of declining crime rates: Vernon, Commerce, Compton, Santa Fe Springs, and Signal Hill. Vernon, in particular, has the highest crime incidence, although this statistic may be misleading since cities with fewer residents are more likely to report criminal activity to the police. Nevertheless, careful attention and further study are needed to identify and limit the likely causes of crime in these cities to boost overall quality-of-life.

Educational Attainment

Public High School enrollment increased each of the past five years according to California Department of Education records. The increases total 12,000 students—the equivalent of roughly three new high schools. Building one new high school and adding bungalows or modular buildings to existing campuses accommodated the students. While enrollment in all school districts grew, Long Beach, Los Angeles City, Montebello, and Whittier expanded most.

The racial and ethnic make-up of Gateway Region public high schools shows lower public school enrollment among Non-Hispanic White students. Public high school students in the Region are 61% Hispanic, 15% Non-Hispanic White, 13% Asian and Pacific Islander, and 11% Black. In contrast, the Region is 54% Hispanic, 25% Non-Hispanic White, 12% Asian and Pacific Islander, and 9% Black overall. Public school enrollment is lower among Non-Hispanic Whites due to smaller family size, smaller school-age population and private school enrollment.

At the high school level, graduation, dropout, and attrition rates are measures of the effectiveness of the public education system. Dropouts are students who quit school after completing 45 days of the school year (without transferring to another program). Attrition includes dropouts plus anyone who was in school last year or less than 45 days this year who stops attending school with no request for transfer paperwork to another school. Other effectiveness measures are the state's Academic Performance Index and the percent of graduating students who have completed the University of California and California State University course requirements (Table 3).



Source: California Department of Education

Chart 13 shows the attrition rate in the high school districts of the Gateway Region as measured by the number of freshman who began school in 1995 compared to the number of seniors enrolled in 1999. This is a rough estimate, since it isn't adjusted for students who transferred in or students who were held back from the previous class. The regional average attrition rate from 1995-96 to 1998-99 was 30%; the regional average dropout rate in 1998-99 was 3.4%. One implication of the high attrition rate is that the labor force includes these former students who are not completing high school, whose qualifications and prospects for career advancement are limited.

Education measures in the Gateway Region reflect a national mismatch between the increasing demand for qualified workers, and a stagnant or declining supply of workers qualified to meet high-tech industry labor demands. ***The problem is not a shortage of workers overall, but a shortage of workers with adequate skills.*** In a recent National Association of Manufacturers survey, 60% of manufacturers reported that half of their job applicants were unqualified. The Gateway Region offers substantial job opportunities in a large manufacturing industry, yet workers in the region tend to lack the skills needed to fill those jobs. Nonetheless, the potential for bridging this gap between required skills and worker qualifications in the Gateway Region exists. Census data indicate that the large group of working-age Gateway Region residents is expanding. With adequate gap assessments, training programs can target the gap, providing qualified workers for these jobs.

The shortage of qualified workers in the Gateway Region is associated with poor performance by students currently in school, and the low number of high school graduates among the labor force. ***Attrition rates are very high and only one in four students are completing requirements for admission to California colleges and universities. This issue is of great concern considering that family-wage jobs in manufacturing require the 12th grade reading level college preparatory work can provide.***

The quality-of-life implications of this education-skills gap in the Gateway Region are serious. ***Observers have estimated that, over a lifetime, workers with a college degree earn $1 million more than those with just a high school diploma.*** These added earnings help strengthen the regional economy – by increasing tax revenues, for example. The added income also provides a buffer during economic stagnation or contraction, and acts as a multiplier, stimulating additional economic growth.

Table 3: 1998-99 Performance Measures of Gateway Cities Public High Schools

HIGH SCHOOLS	District	98/99 LA County HS Ranking	98/99 Academic Performance Index (API)	99/00 Academic Performance Index (API)	98/99 $ Spending/Student (ADA)	Avg Size of English Class	Avg Class Size	Students/Teacher Ratio	98/99 (%) of Students Attending Community/College	97/98 (%) of Students Meeting UC/CSU Course Requirements	1999 Dropout Rate	Attrition Rate
Whitney	ABC	1	966	969	$4,933	28	24.5	21	3%	94%	1.7%	6%
California Academy	Long Beach	2	909	912	$5,263	31	29.1	22.3	0.0%	100%	3.5%	12%
Cerritos	ABC	17	758	771	$4,933	26	24.5	21	25%	70%	1.7%	6%
La Mirada	Norwalk -LM	42	655	627	$5,198	32	28	22.1	30%	29%	4.1%	33%
Polytechnic	Long Beach	49	635	661	$5,263	33	29.1	22.3	24%	64%	3.5%	12%
Mayfair	Bellflower	53	623	631	$4,669	34	28.3	23	16%	41%	0.7%	26%
Warren	Downey	61	608	613	$4,540	33	31	24	33%	26%	2.1%	32%
California	Whittier	66	601	n/a	$5,209	28	29.5	25.6	25%	38%	3.0%	20%
La Serna	Whittier	67	600	n/a	$5,209	28	29.5	25.6	20%	48%	3.0%	20%
Richard Gahr	ABC	68	599	514	$4,933	20	24.5	21	33%	34%	1.7%	6%
Avalon	Long Beach	69	596	626	$5,263	24	29.1	22.3	15%	68%	3.5%	12%
Lakewood	Long Beach	72	592	601	$5,263	31	29.1	22.3	37%	14%	3.5%	12%
Millikan	Long Beach	76	586	595	$5,263	33	29.1	22.3	n/a	33%	3.5%	12%
Downey	Downey	77	585	612	$4,540	32	31	24	35%	23%	2.1%	32%
Woodrow Wilson	Long Beach	79	582	623	$5,263	n/a	29.1	22.3	39%	30%	3.5%	12%
Santa Fe	Whittier	99	536	n/a	$5,209	28	29.5	25.6	25%	43%	0.7%	20%
Schurr	Montebello	103	528	n/a	$4,865	34	30.4	25	40%	41%	4.1%	20%
Bellflower	Montebello	103	528	529	$4,865	30	30.4	25	32%	27%	4.1%	20%
Whittier	Whittier	107	518	n/a	$5,209	n/a	29.5	25.6	35%	39%	0.7%	20%
Artesia	ABC	108	513	524	$4,933	26	24.5	21	20%	46%	1.7%	6%
South Gate	Los Angeles	117	489	n/a	$5,986	25	25.6	22.3	29%	26%	5.9%	54%
Bell	Los Angeles	126	483	n/a	$5,986	n/a	25.6	22.3	32%	28%	5.9%	54%
Norwalk	Norwalk -LM	126	483	504	$5,198	33	28	22.1	30%	16%	4.1%	33%
Pioneer	Whittier	129	480	n/a	$5,209	28	29.5	25.6	17%	34%	0.7%	20%
Jordan	Long Beach	133	472	484	$5,263	32	29.1	22.3	28%	11%	3.5%	12%
Montebello	Montebello	134	471	n/a	$4,865	33	30.4	25	35%	18%	4.1%	20%
John Glenn	Norwalk -LM	134	471	495	$5,198	30	28	22.1	32%	26%	4.1%	33%
Bell Gardens	Montebello	137	469	n/a	$4,865	33	30.4	25	31%	28%	4.1%	20%
Savannah	Long Beach	138	468	524	$5,263	n/a	29.1	22.3	n/a	n/a	3.5%	12%
Paramount	Paramount	141	465	456	$5,320	27	27.8	21.4	20%	9%	3.5%	21%
Huntington Park	Los Angeles	148	454	n/a	$5,986	26	25.6	22.3	33%	26%	5.9%	54%
Lynwood	Lynwood	151	451	417	$4,925	33	28.5	23	23%	53%	7.2%	36%
Cabrillo	Long Beach	160	429	434	$5,263	32	29.1	22.3	n/a	36%	3.5%	12%
Compton	Compton	164	410	409	$5,222	31	28.1	24.1	17%	21%	1.8%	43%
Centennial	Compton	167	400	416	$5,222	26	28.1	24.1	21%	59%	1.8%	43%
Dominguez	Compton	169	383	418	$5,222	34	28.1	24.1	11%	12%	1.8%	43%
Los Angeles County	164 High Schools		961	961	n/a	27	26.7	25.1	33%	39%	3.6%	29%
California	842 High Schools		800	800	$ 5,379	27	26.7	24.2	34%	38%	2.9%	24%
Gateway Cities	36 High Schools		550	597	$ 5,162	30	28.4	23.2	26%	37%	3.4%	30%

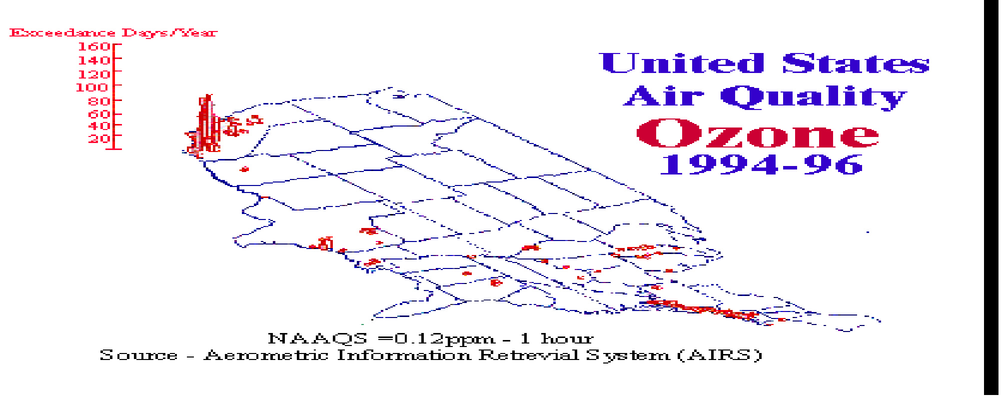
Source: California Department of Education

Air Quality

Millions of residents breathe dirty air over 100 days each year in the Gateway Region, part of the South Coast Basin including Los Angeles, Orange, and parts of San Bernardino and Riverside Counties. In this region, smog levels (a combination of ozone, carbon monoxide, and fine particulates or dust) are often double Federal health standards (see Figure 1). Sources of pollution in Southern California include vehicle emissions (from planes and trains, as well as automobiles and trucks), industrial production, construction machinery, mineral production and refining, and even small businesses and households where polluting products include paint, solvents, and emissions from landscaping equipment. Symptoms of poor air quality, including aching lungs, wheezing, coughing and headaches, are familiar to residents and visitors in cities with polluted air.

In recent years, Los Angeles Basin residents have witnessed hard-won improvements in air quality. In 1999, for example, Southern California recorded its lowest ozone concentration since statistics have been kept, and no longer suffered from the highest ozone concentration in the nation. In a dramatic reversal, the usually dangerous levels of pollution during summer, when climate and weather conditions are most likely to foster bad air days, did not occur. Studies adjusting for weather conditions show that the significant downtrend in ozone concentration and shorter smog season in the South Coast Basin were associated with emissions reductions.

Figure 4: Exceedance of Ozone Standards, Days/Year



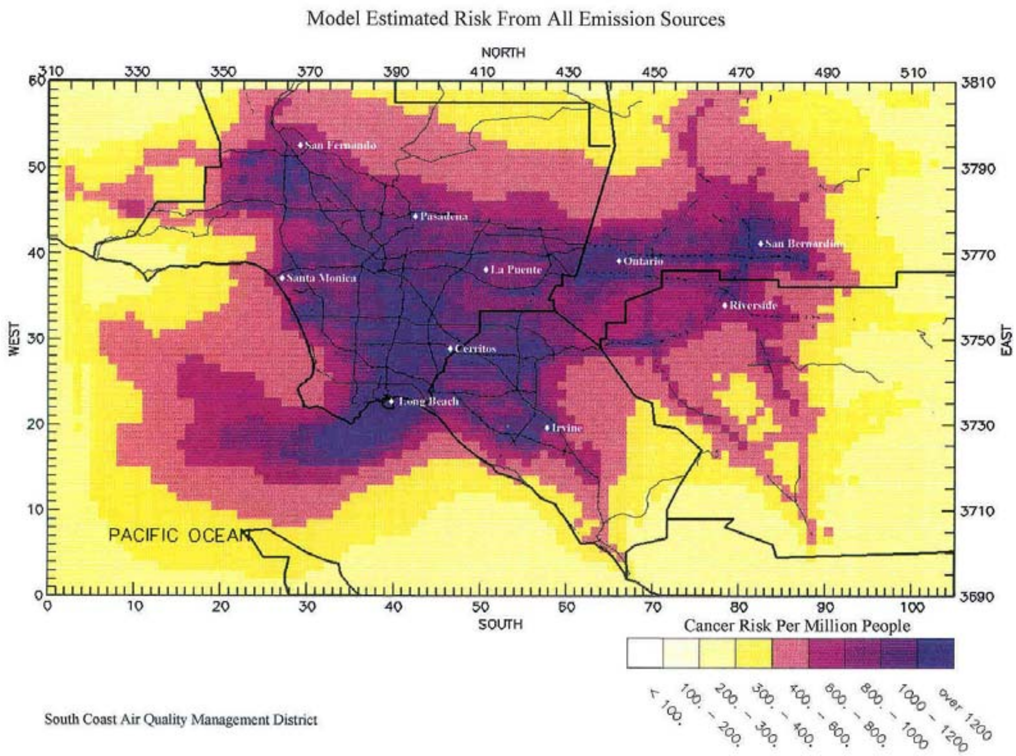
Source: South Coast Air Quality Management District

Smog is distributed unevenly across the South Coast Basin. Los Angeles and Orange Counties, for example, experience lower air pollution levels than Riverside or San Bernardino Counties. Within Los Angeles County, the Gateway Region shows signs of even better air quality than the rest of the region. Air quality in the Gateway Region seems to reflect a trend towards gradually meeting Federal air quality standards. For example:

- Levels of ozone and carbon monoxide declined significantly between the three-year periods of 1976-1978 and 1997-1999.
- Between 1976-1978 and 1997-1999, the three-year, average number of days exceeding the 1-hour, and 8-hour Federal ozone standards decreased by 71% and 44%, respectively.

- The three-year, average number of days exceeding the Federal carbon monoxide standard dropped by 91% between 1976-1978 and 1997-1999.
- The three-year, average number of days exceeding the federal 24-hour standard decreased 79% between 1985-1987 and 1997-1999.

Figure 4: Cancer Risk from Air Pollution



Source: South Coast Air Quality Management District

Although air quality is improving, cancer risk from air pollution, especially particulate matter from diesel emissions is still a large problem in the Gateway Region. Figure 4 graphically portrays the intensity of cancer risk caused by gaseous and particulate air pollutants during a one-year monitoring program performed by the South Coast Air Quality Management District at ten sites in central Los Angeles County. When the cancer risk due to diesel sources—roughly 70% of the total risk—is eliminated, the map fades to shades of yellow with a few pink dots. A drastic reduction in diesel emissions would have a significant impact on the risk of cancer in the region.

Health

In 1998, the Center for the Study of Latino Health at the UCLA School of Medicine produced a Community Health Needs Assessment for the Downey Community Hospital and the Kaiser Permanente Bellflower Medical Center. The cities that make up the core of their service area (core area) and the basis of their analysis are Bell, Bellflower, Bell Gardens, Commerce, Cudahy, Downey, Huntington Park, La Habra, Lakewood, Lynwood, North Long Beach, Norwalk, Maywood, Paramount, Pico Rivera, Santa Fe Springs, South Gate, and Whittier. In addition, they serve Artesia/Cerritos, Compton, Florence, South Central Los Angeles, Watts, Willowbrook, and Vernon.

They observed that most issues related to health and health care services demonstrate the *Latino Epidemiological Paradox*. That is, among this Latino population, poverty rates are higher, access to care is more limited, and educational levels are lower than among White Non-Hispanics of all ages. However, the overall mortality rate among Latinos is either equal to or lower than the White Non-Hispanic mortality rate. For example, the Latino population in the core area, unlike White Non-Hispanics and Blacks, met all the Healthy California Program goals for primary causes of death (heart disease, cancer, and stroke). Overall, the leading causes of death in the core area mirror those for the County, State, and U.S. In descending order, they are: heart disease, cancer, cerebrovascular diseases, chronic obstructive pulmonary disease, pneumonia and influenza, diabetes, unintentional injuries, and homicide.

Other health concerns in the core area apply disproportionately to the large Latino community.

- ***In general, the teen birth rate is slightly higher in the core area than in the rest of the County; nearly 1 in 7 in the core area to nearly 1 in 8 in the County.***
- Nearly 8 in 10 births in the core area are to Latina mothers.
- Nearly half of Latina mothers are immigrants, and nearly 7 in 10 come from a Spanish-speaking home.
- Certain childhood communicable diseases are more prevalent among Latino populations than others. Latino incidence of mumps, for example (which happens to be highest in the County), is more than double that for White-Non-Hispanic and Black populations.
- There are also concerns about the quality of health care in terms of cultural and language sensitivity in the core area.

Access to healthcare poses special problems to core area residents. Healthcare access problems include high costs, transportation challenges, primary care gatekeepers, difficulty navigating through a number of health care programs, shortage of long-tern health care, and insufficient support for healthcare givers. Community, church, and school representatives reported that a lack of parental oversight and involvement was, in their opinion, responsible for high teen pregnancy, violent behavior, and substance abuse among youth. They suggested that organized programs and activities, safe places for play, and mentors could help remedy these health problems. Representatives from local governments and social service agencies have reported that better cooperation among agencies could improve healthcare services to the region by centralizing information, simplifying processes, and improving continuity.

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Socio-Economic Indicator Profiles

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, or the whole region. Claritas, a worldwide marketing company that compiles demographic and economic information, is the source of data listed in the profiles, except as noted. A brief explanation of the indicators follows for readers who may be unfamiliar with any of the socio-economic measures or terms.

Population, age, household and retail sales information is from Claritas data.

Population by Race and Ethnicity is derived from Claritas population 2000 estimates by race. The information presented has been adjusted by Hispanic Origin By Race figures from the 1990 census to reflect both race and ethnicity.

Educational Attainment comes from the 1990 census.

The Southern California Association of Governments provided September 2000 *Unemployment Data*.

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. The following table correlates zip codes to cities.

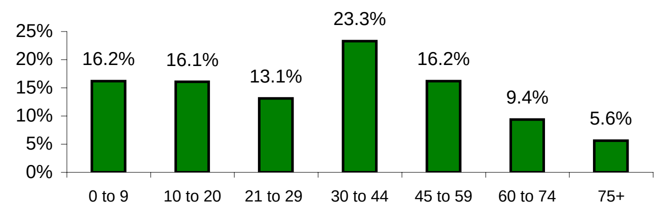
Table 4: City to Zip Code Correlation for Industry Employment Data on City Profiles

City	Zip Codes	City	Zip Codes
Artesia	90701	La Mirada	90638, 90639
Avalon	90704	Long Beach	90744, 90802, 90803, 90804, 90805, 90806, 90807, 90808, 90813, 90814, 90822, 90831, 90840, 90846
Bell	90201	Lynwood	90262
Bellflower	90706	Maywood	90270
Bell Gardens	90201	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 so data was excluded.	Whittier	90601, 90602, 90603, 90604, 90605, 90606, 90608
Lakewood	90712, 90715		

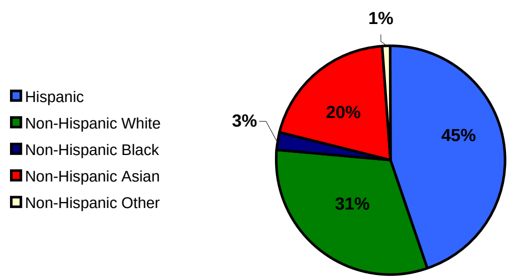
Artesia

Land area (square miles):	1.6
Population, 2000 estimate	16,601
Percent of Los Angeles County Population	0.17%
Population, 2005 projection	17,484
Median Age, 2000 Estimate	33
Number of Households, 2000 Estimate	4,651
Number of Households, 2005 Estimate	4,917
Household Annual Growth Rate 1990-2000	0.6%

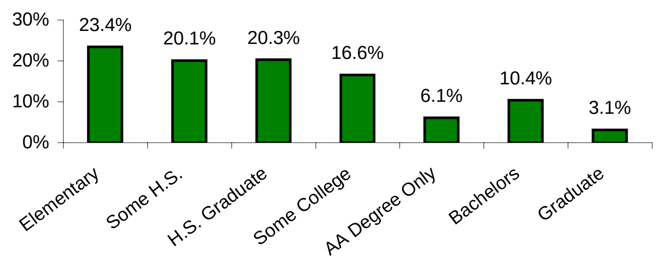
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income

$62,836

Median Household Income

$48,246

Per Capita Income

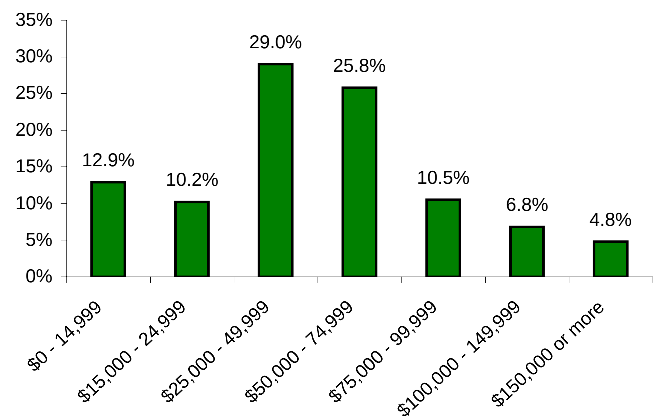
$17,811

Unemployment Rate

4.92%

	1990 Census
Percent White Collar Workers	50.4%
Percent Blue Collar Workers	49.6%

Household Income, 2000 Estimate



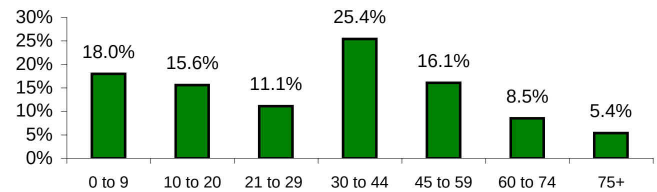
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$7.6
Automotive Dealers	$33.8
Automotive & Home Supply Stores	$2.0
Drug & Proprietary Stores	$6.1
Eating & Drinking Places	$16.1
Food Stores	$22.6
Furniture & Home Furnishings	$3.7
Home Appliance, Radio & TV Stores	$6.8
Gasoline Service Stations	$8.0
General Merchandise	$17.5
Hardware, Lumber & Garden Stores	$6.8
Total Retail Sales	$143.6

Artesia Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.4%	17	$21,003
Mining & Construction	3.9%	49	$47,801
Manufacturing - Durable	4.7%	39	$47,255
Manufacturing - Nondurable	4.0%	23	$35,557
Transportation, Communication, and Utilities	17.3%	32	$36,791
Wholesale Trade	10.4%	158	$52,878
Retail Trade	28.8%	339	$20,190
Finance, Insurance, Real Estate	2.3%	96	$36,373
Services	26.2%	369	$27,078
Local Government	1.9%	9	$36,815
Average Annual Wage:			**$31,937**

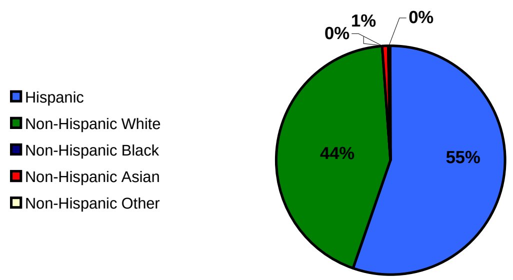
Avalon

Land area (square miles):	1.2
Population, 2000 estimate	4,760
Percent of Los Angeles County Population	0.05%
Population, 2005 projection	5,552
Median Age, 2000 Estimate	33
Number of Households, 2000 Estimate	1,946
Number of Households, 2005 Estimate	2,273
Household Annual Growth Rate 1990-2000	6.1%

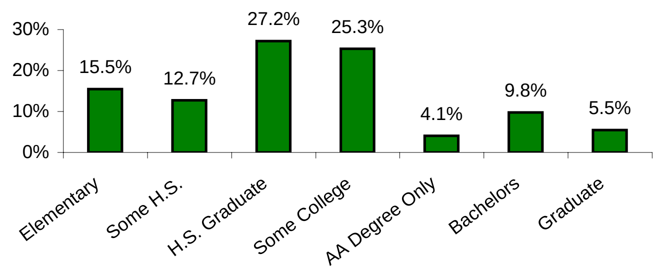
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$46,697

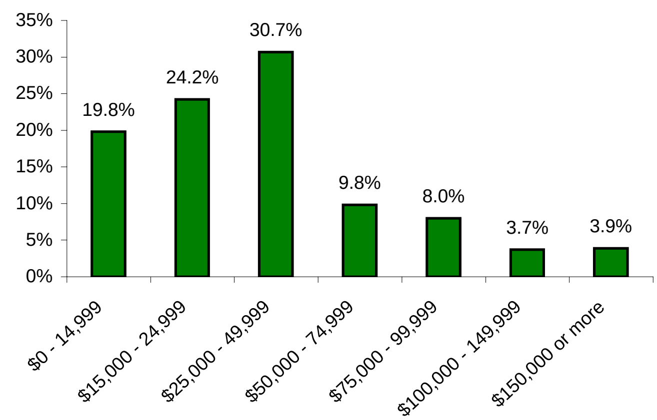
Median Household Income
$28,726

Per Capita Income
$18,994

Unemployment Rate
n/a

	1990 Census
Percent White Collar Workers	41.6%
Percent Blue Collar Workers	58.4%

Household Income, 2000 Estimate



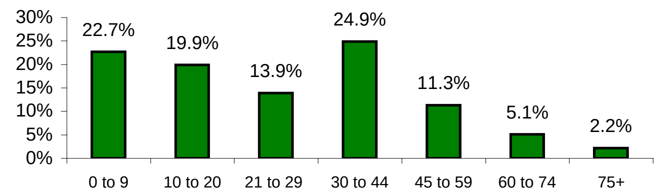
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$3.0
Automotive Dealers	$13.7
Automotive & Home Supply Stores	$0.9
Drug & Proprietary Stores	$2.5
Eating & Drinking Places	$6.5
Food Stores	$9.4
Furniture & Home Furnishings	$1.5
Home Appliance, Radio & TV Stores	$2.8
Gasoline Service Stations	$3.3
General Merchandise	$7.2
Hardware, Lumber & Garden Stores	$2.9
Total Retail Sales	$58.7

Avalon Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	-	2	-
Mining & Construction	4.1%	11	$38,034
Manufacturing - Durable	-	2	-
Manufacturing - Nondurable	-	2	-
Transportation, Communication, and Utilities	5.7%	10	$33,207
Wholesale Trade	1.3%	5	$24,546
Retail Trade	43.1%	82	$16,513
Finance, Insurance, Real Estate	1.2%	8	$22,468
Services	38.7%	67	$19,836
Local Government	5.0%	1	$28,549
Average Annual Wage:			**$20,425**

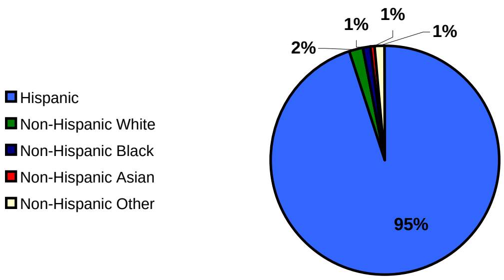
Bell

Land area (square miles):	2.6
Population, 2000 estimate	36,779
Percent of Los Angeles County Population	0.39%
Population, 2005 projection	38,755
Median Age, 2000 Estimate	26
Number of Households, 2000 Estimate	9,504
Number of Households, 2005 Estimate	10,037
Household Annual Growth Rate 1990-2000	0.5%

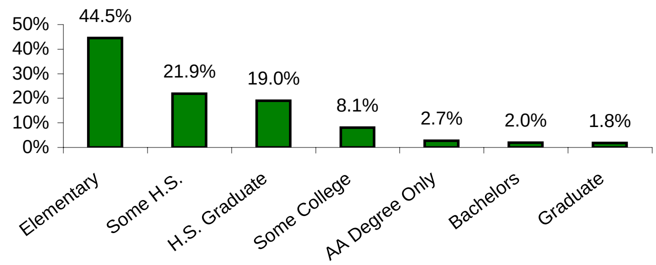
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$31,459

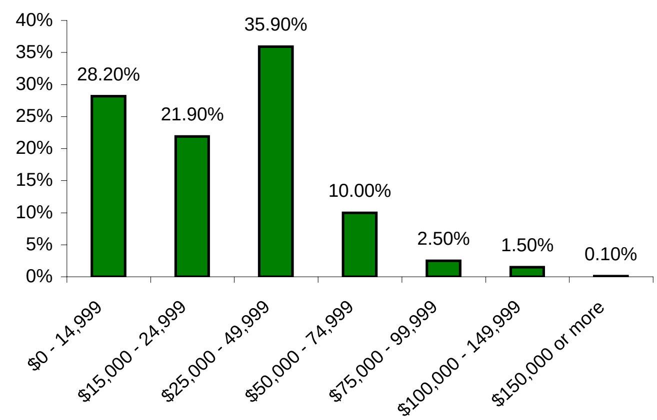
Median Household Income
$24,969

Per Capita Income
$8,155

Unemployment Rate
9.33%

	1990 Census
Percent White Collar Workers	33.4%
Percent Blue Collar Workers	66.6%

Household Income, 2000 Estimate



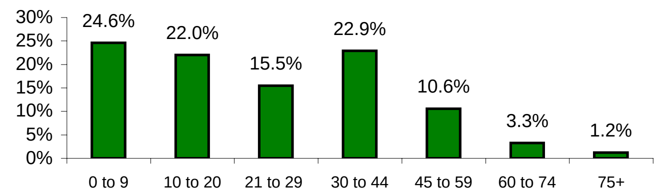
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$14.5
Automotive Dealers	$66.0
Automotive & Home Supply Stores	$4.4
Drug & Proprietary Stores	$12.2
Eating & Drinking Places	$31.6
Food Stores	$45.7
Furniture & Home Furnishings	$6.9
Home Appliance, Radio & TV Stores	$13.4
Gasoline Service Stations	$16.5
General Merchandise	$34.9
Hardware, Lumber & Garden Stores	$14.0
Total Retail Sales	$283.9

Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.1%	4	$12,675
Mining & Construction	3.5%	39	$37,538
Manufacturing - Durable	9.8%	62	$31,198
Manufacturing - Nondurable	10.3%	63	$27,058
Transportation, Communication, and Utilities	4.7%	32	$38,453
Wholesale Trade	9.8%	119	$30,766
Retail Trade	17.9%	261	$18,095
Finance, Insurance, Real Estate	1.1%	34	$28,418
Services	33.4%	282	$20,492
Local Government	9.5%	12	$37,274
Average Annual Wage:			**$25,894**

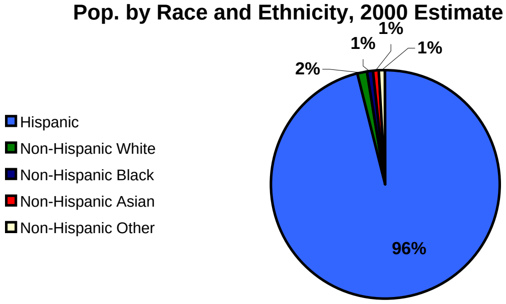
Bell Gardens

Land area (square miles):	2.5
Population, 2000 estimate	44,169
Percent of Los Angeles County Population	0.46%
Population, 2005 projection	46,074
Median Age, 2000 Estimate	23
Number of Households, 2000 Estimate	9,494
Number of Households, 2005 Estimate	9,924
Household Annual Growth Rate 1990-2000	0.3%

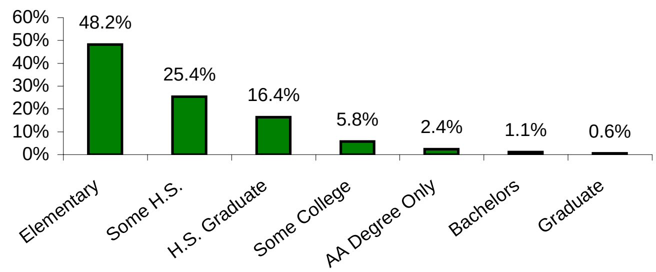
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$35,190

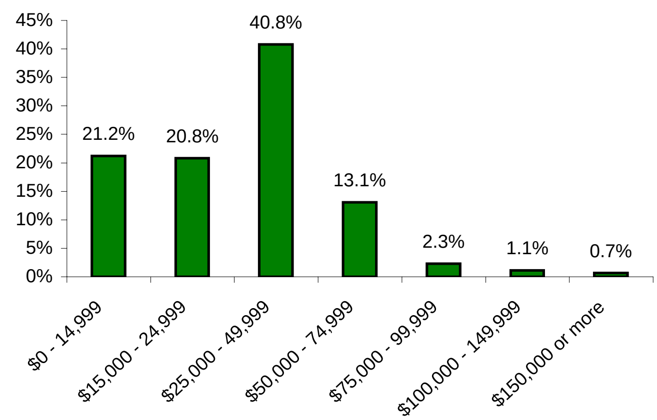
Median Household Income
$28,881

Per Capita Income
$7,547

Unemployment Rate
10.12%

	1990 Census
Percent White Collar Workers	27.3%
Percent Blue Collar Workers	72.7%

Household Income, 2000 Estimate

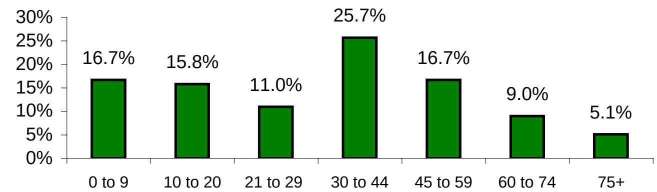


Retail Sales (in $ Millions)	**2000 Estimate**	**Bell, Cudahy, Bell Gardens Industry Employment**	**1999 Actual**	**Number of Firms**	**Average Annual Wage**
Apparel & Accessory Stores	$14.9	Agriculture, Forestry, Fishing	0.1%	4	$12,675
Automotive Dealers	$67.0	Mining & Construction	3.5%	39	$37,538
Automotive & Home Supply Stores	$4.5	Manufacturing - Durable	9.8%	62	$31,198
Drug & Proprietary Stores	$12.0	Manufacturing - Nondurable	10.3%	63	$27,058
Eating & Drinking Places	$32.2	Transportation, Communication,			
Food Stores	$45.7	and Utilities	4.7%	32	$38,453
Furniture & Home Furnishings	$7.0	Wholesale Trade	9.8%	119	$30,766
Home Appliance, Radio & TV Stores	$13.8	Retail Trade	17.9%	261	$18,095
Gasoline Service Stations	$16.6	Finance, Insurance, Real Estate	1.1%	34	$28,418
General Merchandise	$35.4	Services	33.4%	282	$20,492
Hardware, Lumber & Garden Stores	$14.0	Local Government	9.5%	12	$37,274
Total Retail Sales	$287.7		**Average Annual Wage:**		**$25,894**

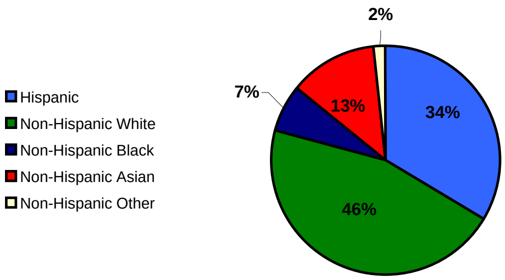
Bellflower

Land area (square miles):	6.1
Population, 2000 estimate	65,944
Percent of Los Angeles County Population	0.69%
Population, 2005 projection	69,423
Median Age, 2000 Estimate	34
Number of Households, 2000 Estimate	24,037
Number of Households, 2005 Estimate	25,347
Household Annual Growth Rate 1990-2000	0.5%

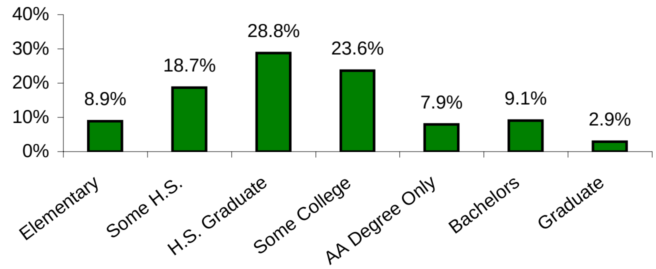
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)

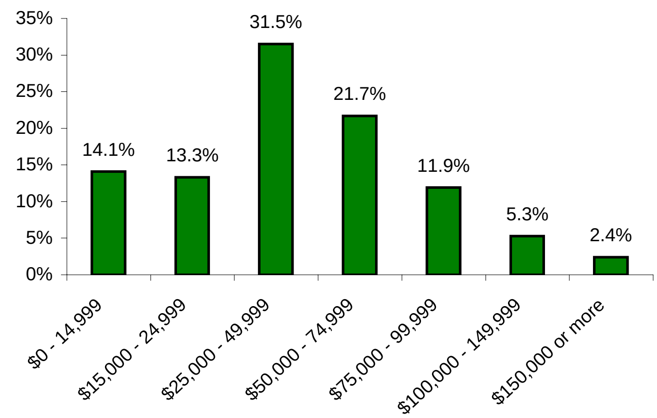


2000 Estimate

Average Household Income	$52,875
Median Household Income	$42,787
Per Capita Income	$19,322
Unemployment Rate	4.37%

	1990 Census
Percent White Collar Workers	56.6%
Percent Blue Collar Workers	43.4%

Household Income, 2000 Estimate

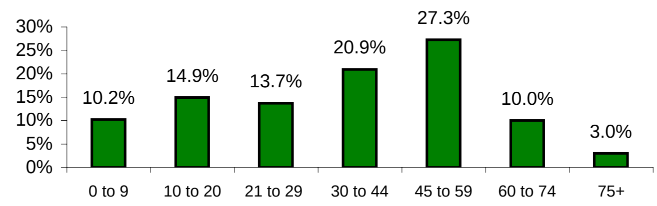


Retail Sales (in $ Millions)	2000 Estimate	Bellflower Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$38.6	Agriculture, Forestry, Fishing	0.8%	16	$27,118
Automotive Dealers	$173.2	Mining & Construction	4.2%	86	$36,407
Automotive & Home Supply Stores	$10.7	Manufacturing - Durable	1.7%	21	$29,284
Drug & Proprietary Stores	$31.3	Manufacturing - Nondurable	1.1%	15	$18,472
Eating & Drinking Places	$82.6	Transportation, Communication,			
Food Stores	$116.6	and Utilities	2.7%	31	$42,810
Furniture & Home Furnishings	$18.6	Wholesale Trade	3.8%	50	$28,045
Home Appliance, Radio & TV Stores	$35.0	Retail Trade	21.4%	235	$21,227
Gasoline Service Stations	$41.4	Finance, Insurance, Real Estate	3.9%	96	$25,745
General Merchandise	$90.1	Services	52.6%	427	$30,383
Hardware, Lumber & Garden Stores	$35.4	Local Government	9.6%	257	$30,387
Total Retail Sales	$737.3			**Average Annual Wage:**	**$29,143**

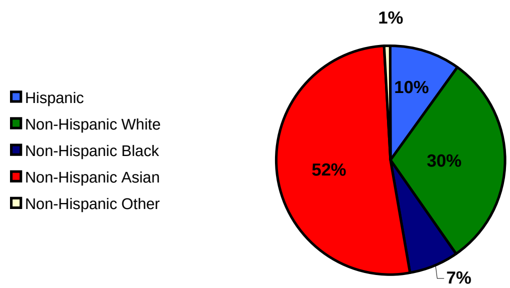
Cerritos

Land area (square miles):	8.6
Population, 2000 estimate	56,042
Percent of Los Angeles County Population	0.59%
Population, 2005 projection	58,778
Median Age, 2000 Estimate	39
Number of Households, 2000 Estimate	15,590
Number of Households, 2005 Estimate	16,380
Household Annual Growth Rate 1990-2000	0.4%

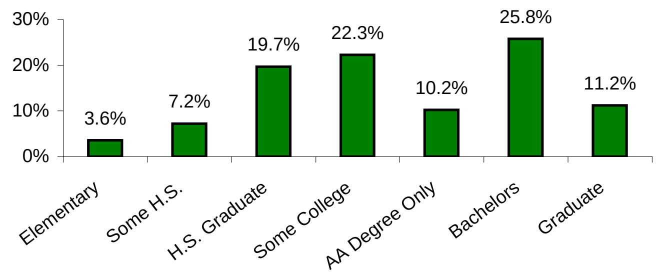
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$95,651

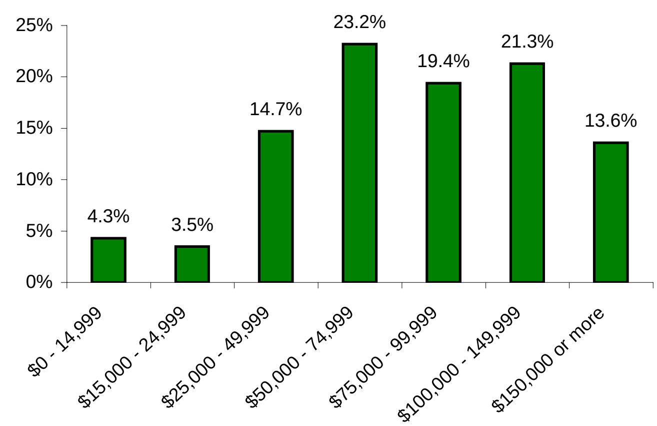
Median Household Income
$80,481

Per Capita Income
$26,546

Unemployment Rate
2.71%

	1990 Census
Percent White Collar Workers	75.3%
Percent Blue Collar Workers	24.7%

Household Income, 2000 Estimate



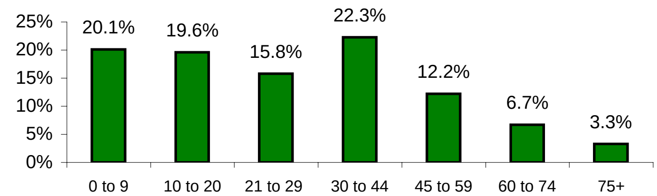
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$28.5
Automotive Dealers	$119.9
Automotive & Home Supply Stores	$6.6
Drug & Proprietary Stores	$20.9
Eating & Drinking Places	$57.9
Food Stores	$76.7
Furniture & Home Furnishings	$13.4
Home Appliance, Radio & TV Stores	$25.2
Gasoline Service Stations	$26.6
General Merchandise	$61.1
Hardware, Lumber & Garden Stores	$22.8
Total Retail Sales	$505.1

Cerritos Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.2%	7	$24,627
Mining & Construction	1.8%	41	$32,274
Manufacturing - Durable	6.6%	47	$30,579
Manufacturing - Nondurable	5.0%	33	$31,488
Transportation, Communication, and Utilities	3.3%	35	$25,992
Wholesale Trade	15.9%	178	$40,029
Retail Trade	16.1%	152	$25,488
Finance, Insurance, Real Estate	3.4%	77	$41,222
Services	35.8%	272	$28,912
Local Government	11.8%	22	$31,991
Average Annual Wage:			**$31,099**

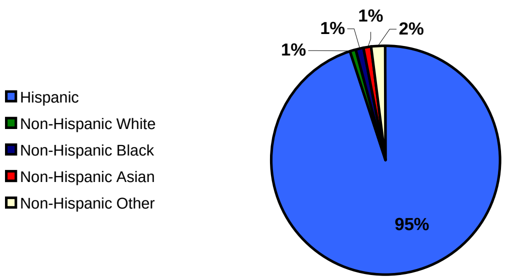
Commerce

Land area (square miles):	6.5
Population, 2000 estimate	12,912
Percent of Los Angeles County Population	0.14%
Population, 2005 projection	13,549
Median Age, 2000 Estimate	27
Number of Households, 2000 Estimate	3,423
Number of Households, 2005 Estimate	3,606
Household Annual Growth Rate 1990-2000	0.5%

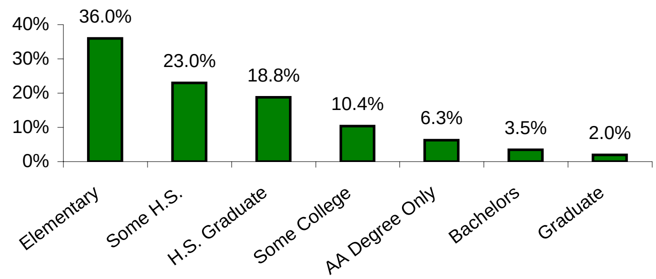
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$47,082

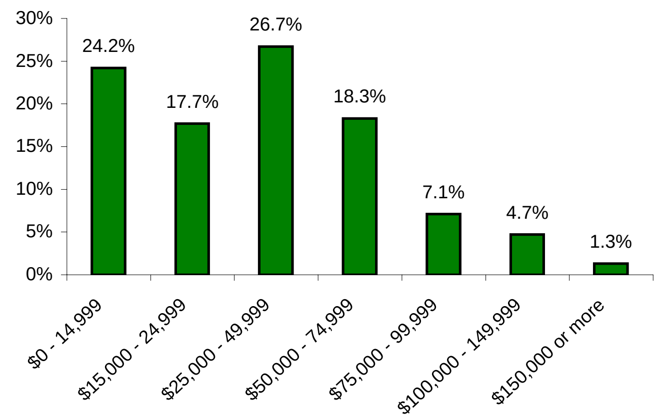
Median Household Income
$35,822

Per Capita Income
$12,441

Unemployment Rate
8.64%

	1990 Census
Percent White Collar Workers	38.0%
Percent Blue Collar Workers	62.0%

Household Income, 2000 Estimate



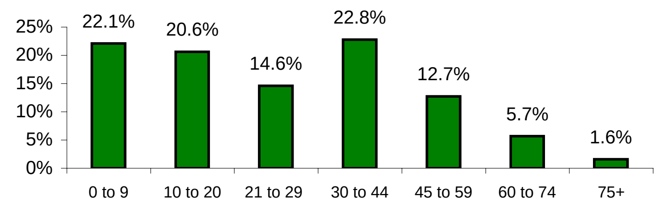
Retail Sales (in $ Millions)	**2000 Estimate**
Apparel & Accessory Stores	$5.3
Automotive Dealers	$24.1
Automotive & Home Supply Stores	$1.5
Drug & Proprietary Stores	$4.4
Eating & Drinking Places	$11.5
Food Stores	$16.5
Furniture & Home Furnishings	$2.6
Home Appliance, Radio & TV Stores	$4.9
Gasoline Service Stations	$5.9
General Merchandise	$12.7
Hardware, Lumber & Garden Stores	$5.0
Total Retail Sales	$103.3

Commerce and Vernon Industry Employment	**1999 Actual**	**Number of Firms**	**Average Annual Wage**
Agriculture, Forestry, Fishing	0.2%	15	$25,002
Mining & Construction	1.4%	114	$37,932
Manufacturing - Durable	12.9%	388	$33,736
Manufacturing - Nondurable	31.8%	823	$30,224
Transportation, Communication, and Utilities	7.7%	262	$35,416
Wholesale Trade	22.1%	1151	$35,952
Retail Trade	6.8%	691	$23,005
Finance, Insurance, Real Estate	1.0%	132	$41,809
Services	15.8%	819	$25,602
Local Government	0.6%	8	$31,596
		Average Annual Wage:	**$31,408**

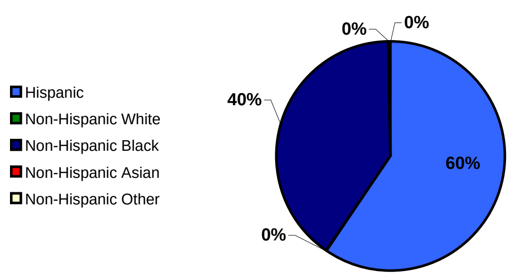
Compton

Land area (square miles):	10.2
Population, 2000 estimate	94,037
Percent of Los Angeles County Population	0.99%
Population, 2005 projection	98,085
Median Age, 2000 Estimate	25
Number of Households, 2000 Estimate	22,891
Number of Households, 2005 Estimate	23,932
Household Annual Growth Rate 1990-2000	0.3%

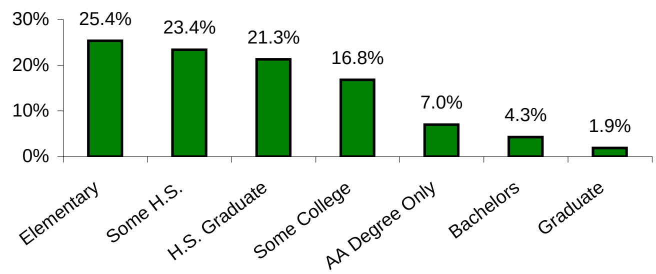
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$44,473

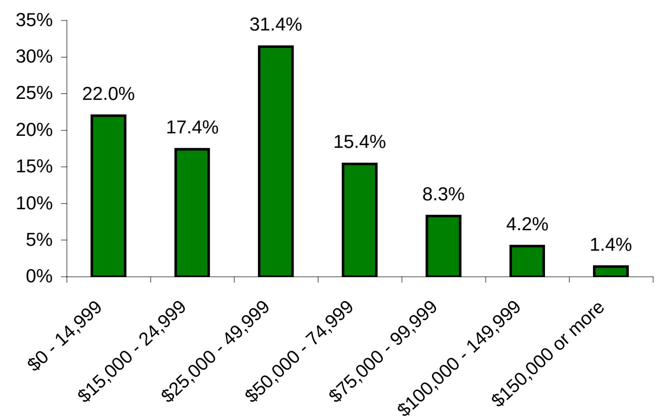
Median Household Income
$32,435

Per Capita Income
$10,934

Unemployment Rate
10.87%

	1990 Census
Percent White Collar Workers	39.4%
Percent Blue Collar Workers	60.6%

Household Income, 2000 Estimate



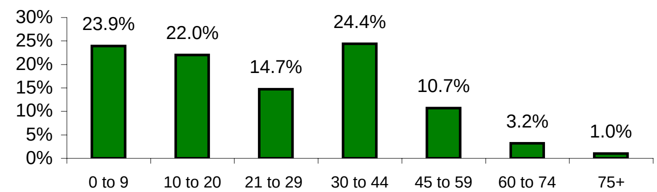
Retail Sales (in $ Millions)	**2000 Estimate**
Apparel & Accessory Stores	$36.3
Automotive Dealers	$162.4
Automotive & Home Supply Stores	$10.4
Drug & Proprietary Stores	$29.6
Eating & Drinking Places	$77.8
Food Stores	$110.6
Furniture & Home Furnishings	$17.3
Home Appliance, Radio & TV Stores	$33.0
Gasoline Service Stations	$39.5
General Merchandise	$85.1
Hardware, Lumber & Garden Stores	$33.6
Total Retail Sales	$695.4

Compton Industry Employment	**1999 Actual**	**Number of Firms**	**Average Annual Wage**
Agriculture, Forestry, Fishing	0.5%	8	$19,253
Mining & Construction	2.4%	32	$46,334
Manufacturing - Durable	21.4%	179	$30,545
Manufacturing - Nondurable	15.5%	120	$32,374
Transportation, Communication, and Utilities	10.1%	160	$39,626
Wholesale Trade	13.7%	234	$41,725
Retail Trade	14.1%	261	$40,199
Finance, Insurance, Real Estate	0.8%	37	$36,915
Services	11.7%	293	$25,381
Local Government	9.9%	13	$33,524
		Average Annual Wage:	**$34,706**

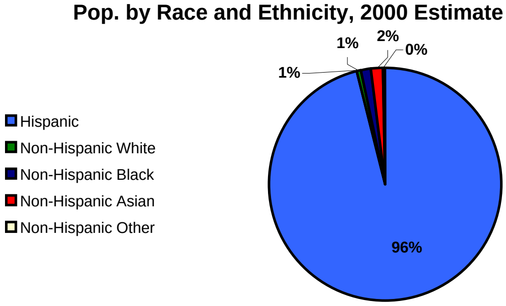
Cudahy

Land area (square miles):	1.1
Population, 2000 estimate	24,783
Percent of Los Angeles County Population	0.26%
Population, 2005 projection	26,255
Median Age, 2000 Estimate	23
Number of Households, 2000 Estimate	5,642
Number of Households, 2005 Estimate	5,988
Household Annual Growth Rate 1990-2000	0.7%

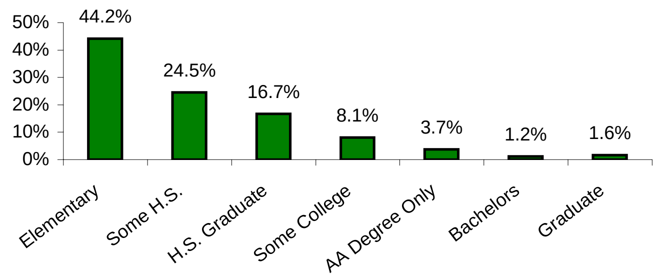
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$32,583

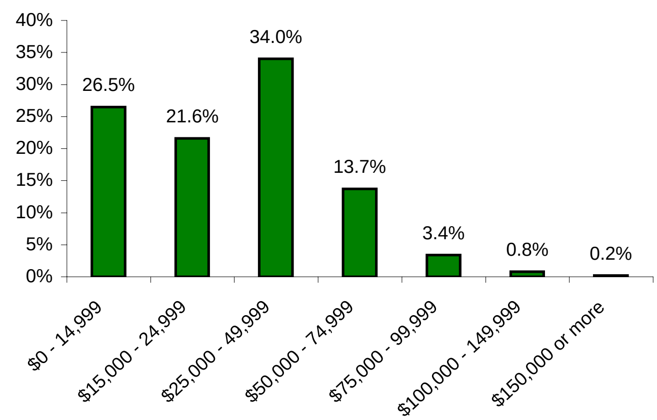
Median Household Income
$26,193

Per Capita Income
$7,451

Unemployment Rate
7.68%

	1990 Census
Percent White Collar Workers	27.9%
Percent Blue Collar Workers	72.1%

Household Income, 2000 Estimate

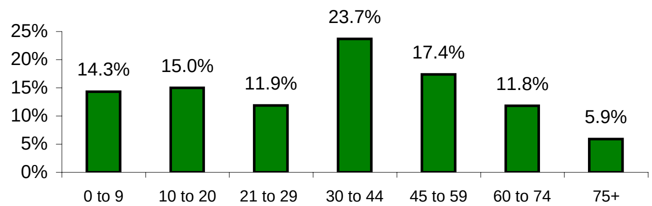


Retail Sales (in $ Millions)	2000 Estimate	Bell, Cudahy, Bell Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$8.8	Agriculture, Forestry, Fishing	0.1%	4	$12,675
Automotive Dealers	$39.6	Mining & Construction	3.5%	39	$37,538
Automotive & Home Supply Stores	$2.6	Manufacturing - Durable	9.8%	62	$31,198
Drug & Proprietary Stores	$7.2	Manufacturing - Nondurable	10.3%	63	$27,058
Eating & Drinking Places	$19.0	Transportation, Communication,			
Food Stores	$27.1	and Utilities	4.7%	32	$38,453
Furniture & Home Furnishings	$4.1	Wholesale Trade	9.8%	119	$30,766
Home Appliance, Radio & TV Stores	$8.1	Retail Trade	17.9%	261	$18,095
Gasoline Service Stations	$9.8	Finance, Insurance, Real Estate	1.1%	34	$28,418
General Merchandise	$20.9	Services	33.4%	282	$20,492
Hardware, Lumber & Garden Stores	$8.3	Local Government	9.5%	12	$37,274
Total Retail Sales	$170		**Average Annual Wage:**		**$25,894**

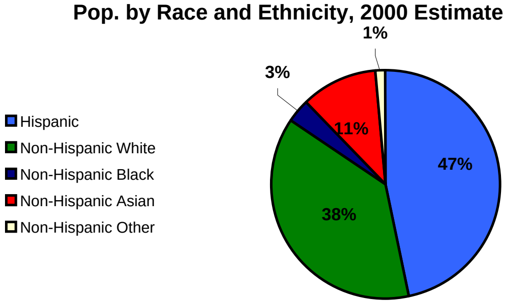
Downey

Land area (square miles):	12.4
Population, 2000 estimate	98,768
Percent of Los Angeles County Population	1.04%
Population, 2005 projection	104,284
Median Age, 2000 Estimate	36
Number of Households, 2000 Estimate	35,077
Number of Households, 2005 Estimate	37,132
Household Annual Growth Rate 1990-2000	0.6%

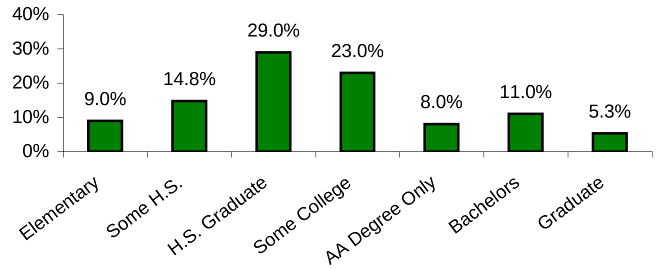
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$61,985

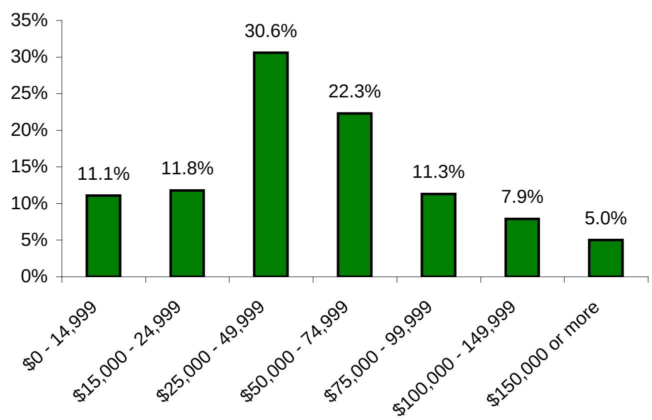
Median Household Income
$47,095

Per Capita Income
$22,234

Unemployment Rate
4.03%

	1990 Census
Percent White Collar Workers	62.1%
Percent Blue Collar Workers	37.9%

Household Income, 2000 Estimate

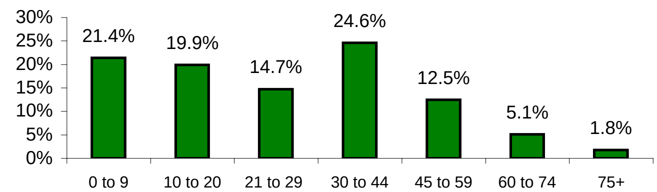


Retail Sales (in $ Millions)	2000 Estimate	Downey Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$57.1	Agriculture, Forestry, Fishing	0.4%	18	$17,798
Automotive Dealers	$254.3	Mining & Construction	2.4%	128	$32,089
Automotive & Home Supply Stores	$15.4	Manufacturing - Durable	11.8%	67	$50,744
Drug & Proprietary Stores	$46.1	Manufacturing - Nondurable	4.2%	39	$36,772
Eating & Drinking Places	$121.1	Transportation, Communication,			
Food Stores	$170.5	and Utilities	2.5%	64	$40,549
Furniture & Home Furnishings	$27.6	Wholesale Trade	1.6%	97	$42,468
Home Appliance, Radio & TV Stores	$51.3	Retail Trade	18.1%	457	$19,753
Gasoline Service Stations	$60.2	Finance, Insurance, Real Estate	4.5%	258	$34,080
General Merchandise	$131.8	Services	35.3%	761	$23,406
Hardware, Lumber & Garden Stores	$51.7	Local Government	21.6%	12	$36,628
Total Retail Sales	$1,080.9			**Average Annual Wage:**	**$31,355**

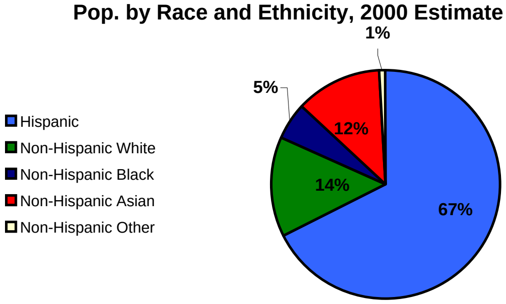
Hawaiian Gardens

Land area (square miles):	0.9
Population, 2000 estimate	14,919
Percent of Los Angeles County Population	0.16%
Population, 2005 projection	15,769
Median Age, 2000 Estimate	27
Number of Households, 2000 Estimate	3,820
Number of Households, 2005 Estimate	4,076
Household Annual Growth Rate 1990-2000	1.0%

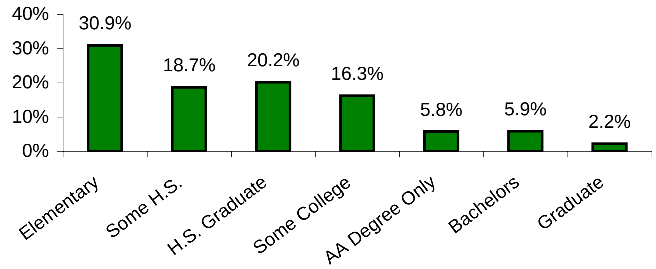
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$52,274

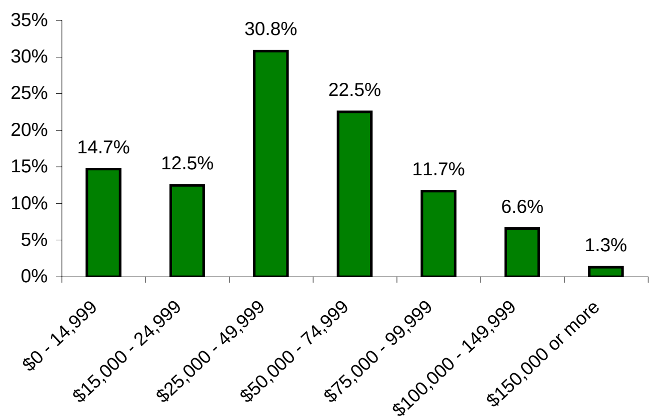
Median Household Income
$43,691

Per Capita Income
$13,325

Unemployment Rate
6.46%

	1990 Census
Percent White Collar Workers	39.5%
Percent Blue Collar Workers	60.5%

Household Income, 2000 Estimate



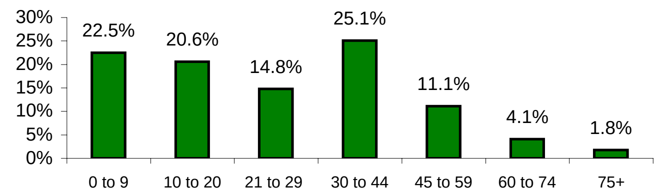
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$6.2
Automotive Dealers	$27.8
Automotive & Home Supply Stores	$1.7
Drug & Proprietary Stores	$4.9
Eating & Drinking Places	$13.3
Food Stores	$18.5
Furniture & Home Furnishings	$3.0
Home Appliance, Radio & TV Stores	$5.7
Gasoline Service Stations	$6.6
General Merchandise	$14.5
Hardware, Lumber & Garden Stores	$5.6
Total Retail Sales	$118.3

Hawaiian Gardens Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	-	5	-
Mining & Construction	4.8%	13	$34,461
Manufacturing - Durable	1.4%	4	$29,168
Manufacturing - Nondurable	5.3%	9	$14,685
Transportation, Communication, and Utilities	0.6%	5	$22,763
Wholesale Trade	4.9%	10	$21,772
Retail Trade	34.5%	54	$18,422
Finance, Insurance, Real Estate	1.9%	4	$23,397
Services	34.0%	58	$24,966
Local Government	13.1%	4	$45,297
Average Annual Wage:			**$27,213**

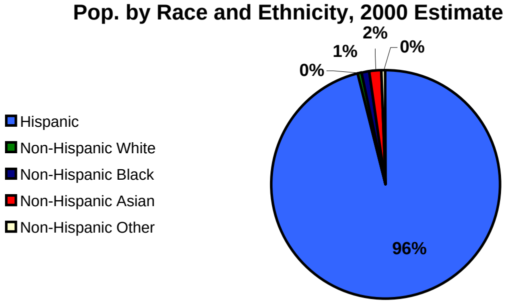
Huntington Park

Land area (square miles):	3.1
Population, 2000 estimate	61,460
Percent of Los Angeles County Population	0.64%
Population, 2005 projection	65,220
Median Age, 2000 Estimate	25
Number of Households, 2000 Estimate	15,015
Number of Households, 2005 Estimate	15,964
Household Annual Growth Rate 1990-2000	0.8%

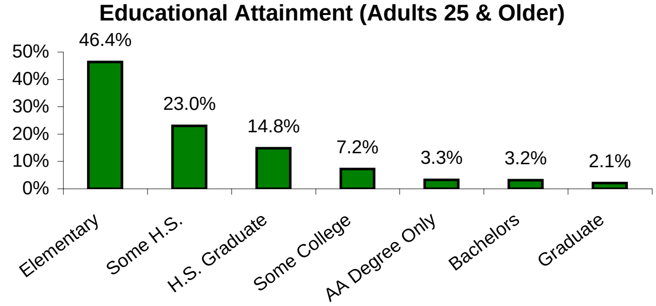
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$36,873

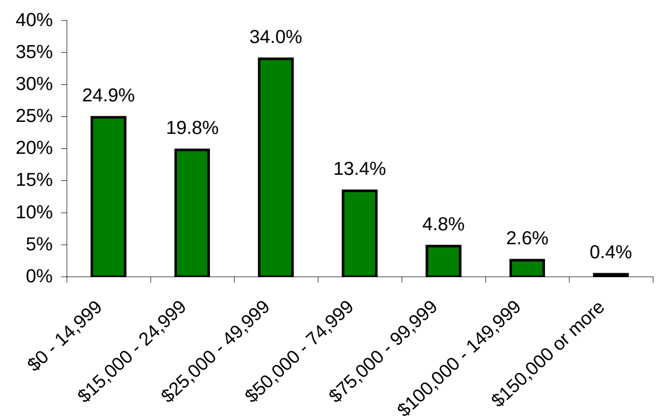
Median Household Income
$28,231

Per Capita Income
$9,094

Unemployment Rate
9.66%

	1990 Census
Percent White Collar Workers	32.7%
Percent Blue Collar Workers	67.3%

Household Income, 2000 Estimate



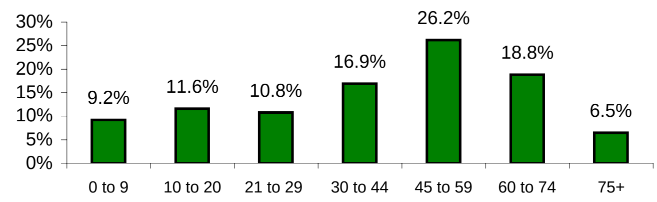
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$23.5
Automotive Dealers	$105.8
Automotive & Home Supply Stores	$7.0
Drug & Proprietary Stores	$19.1
Eating & Drinking Places	$50.8
Food Stores	$72.4
Furniture & Home Furnishings	$11.1
Home Appliance, Radio & TV Stores	$21.7
Gasoline Service Stations	$26.1
General Merchandise	$55.9
Hardware, Lumber & Garden Stores	$22.2
Total Retail Sales	$454.4

Huntington Park/Walnut Park Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	-	2	-
Mining & Construction	1.1%	32	$30,080
Manufacturing - Durable	19.5%	162	$27,728
Manufacturing - Nondurable	21.7%	172	$26,585
Transportation, Communication, and Utilities	3.9%	70	$27,785
Wholesale Trade	10.3%	128	$26,072
Retail Trade	21.2%	442	$17,840
Finance, Insurance, Real Estate	1.2%	60	$20,165
Services	19.7%	445	$21,214
Local Government	1.0%	2	$51,391
		Average Annual Wage:	**$23,976**

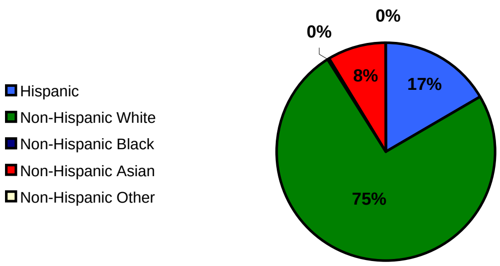
La Habra Heights

Land area (square miles):	6.4
Population, 2000 estimate	6,477
Percent of Los Angeles County Population	0.07%
Population, 2005 projection	6,762
Median Age, 2000 Estimate	46
Number of Households, 2000 Estimate	2,139
Number of Households, 2005 Estimate	2,235
Household Annual Growth Rate 1990-2000	0.2%

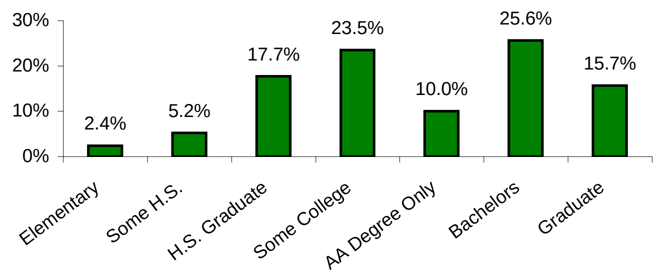
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$134,167

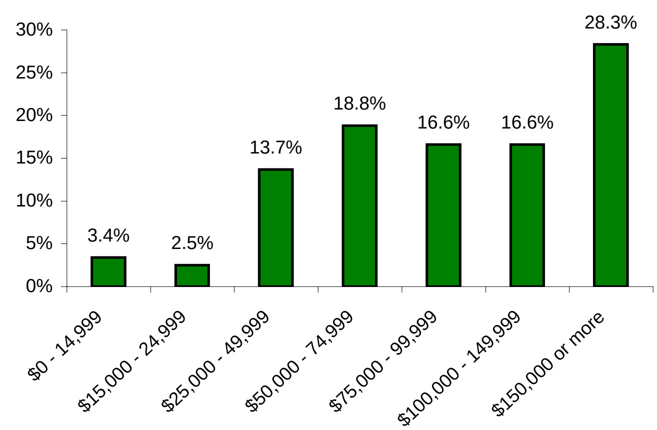
Median Household Income
$92,416

Per Capita Income
$44,308

Unemployment Rate
1.75%

	1990 Census
Percent White Collar Workers	81.9%
Percent Blue Collar Workers	18.1%

Household Income, 2000 Estimate

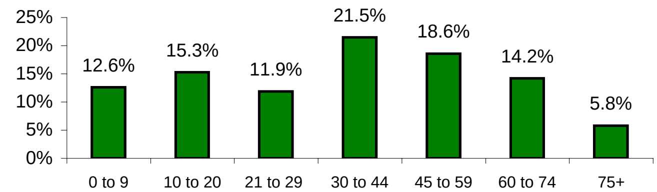


Retail Sales (in $ Millions)	2000 Estimate	Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$3.9	Agriculture, Forestry, Fishing			
Automotive Dealers	$16.2	Mining & Construction			
Automotive & Home Supply Stores	$0.9	Manufacturing - Durable			
Drug & Proprietary Stores	$2.9	Manufacturing - Nondurable			
Eating & Drinking Places	$7.8	Transportation, Communication,			
Food Stores	$10.5	and Utilities			
Furniture & Home Furnishings	$1.8	Wholesale Trade			
Home Appliance, Radio & TV Stores	$3.4	Retail Trade			
Gasoline Service Stations	$3.6	Finance, Insurance, Real Estate			
General Merchandise	$8.2	Services			
Hardware, Lumber & Garden Stores	$3.1	Local Government			
Total Retail Sales	$68.3	**Average Annual Wage:**			

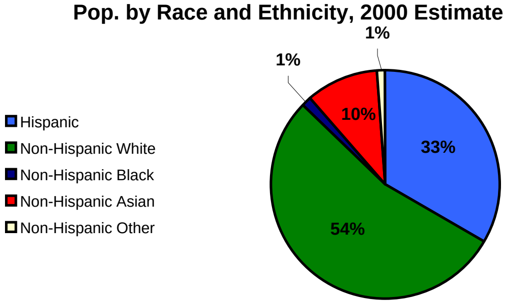
La Mirada

Land area (square miles):	7.9
Population, 2000 estimate	48,014
Percent of Los Angeles County Population	0.50%
Population, 2005 projection	52,094
Median Age, 2000 Estimate	37
Number of Households, 2000 Estimate	15,056
Number of Households, 2005 Estimate	16,436
Household Annual Growth Rate 1990-2000	1.8%

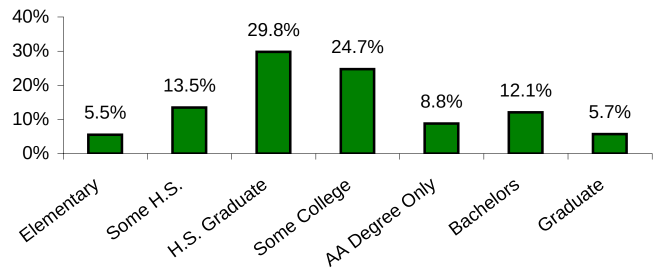
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



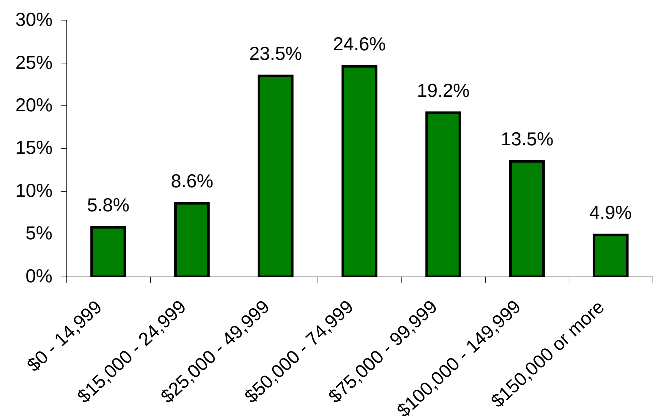
Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income	$72,482
Median Household Income	$62,392
Per Capita Income	$22,858
Unemployment Rate	3.38%

Household Income, 2000 Estimate



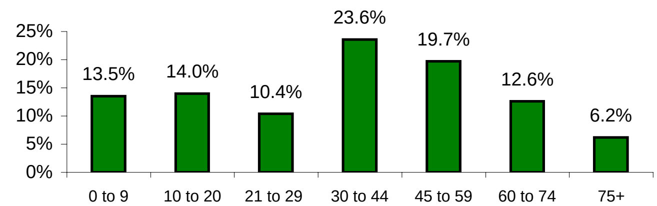
	1990 Census
Percent White Collar Workers	63.4%
Percent Blue Collar Workers	36.6%

Retail Sales (in $ Millions)	**2000 Estimate**	**La Mirada Industry Employment**	**1999 Actual**	**Number of Firms**	**Average Annual Wage**
Apparel & Accessory Stores	$25.2	Agriculture, Forestry, Fishing	0.1%	6	$14,820
Automotive Dealers	$111.1	Mining & Construction	2.5%	65	$28,790
Automotive & Home Supply Stores	$6.4	Manufacturing - Durable	14.9%	41	$32,912
Drug & Proprietary Stores	$20.1	Manufacturing - Nondurable	11.0%	33	$36,747
Eating & Drinking Places	$52.9	Transportation, Communication,			
Food Stores	$73.5	and Utilities	7.3%	33	$34,375
Furniture & Home Furnishings	$12.3	Wholesale Trade	11.5%	116	$42,879
Home Appliance, Radio & TV Stores	$22.3	Retail Trade	17.9%	140	$27,923
Gasoline Service Stations	$25.6	Finance, Insurance, Real Estate	3.9%	79	$38,024
General Merchandise	$57.0	Services	26.0%	216	$26,916
Hardware, Lumber & Garden Stores	$22.1	Local Government	4.8%	11	$37,964
Total Retail Sales	$469.6	**Average Annual Wage:**			**$32,444**

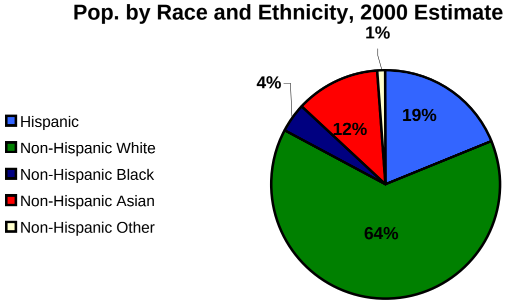
Lakewood

Land area (square miles):	9.4
Population, 2000 estimate	78,068
Percent of Los Angeles County Population	0.82%
Population, 2005 projection	81,969
Median Age, 2000 Estimate	38
Number of Households, 2000 Estimate	27,114
Number of Households, 2005 Estimate	28,452
Household Annual Growth Rate 1990-2000	0.4%

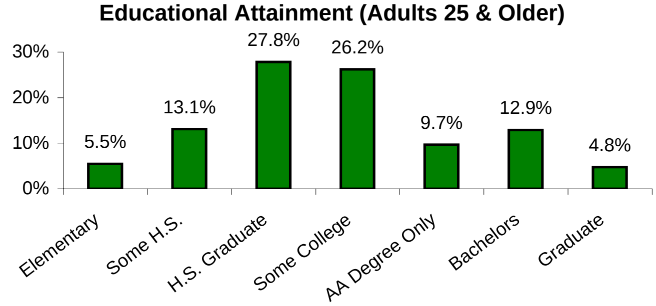
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$69,216

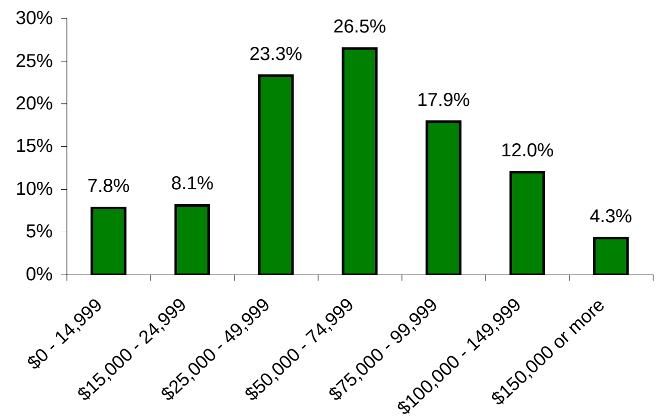
Median Household Income
$60,124

Per Capita Income
$24,024

Unemployment Rate
3.21%

	1990 Census
Percent White Collar Workers	64.5%
Percent Blue Collar Workers	35.5%

Household Income, 2000 Estimate



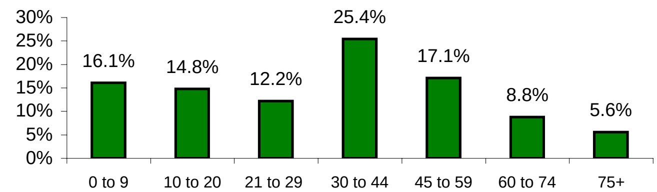
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$45.0
Automotive Dealers	$199.1
Automotive & Home Supply Stores	$11.7
Drug & Proprietary Stores	$35.9
Eating & Drinking Places	$94.8
Food Stores	$132.1
Furniture & Home Furnishings	$21.8
Home Appliance, Radio & TV Stores	$40.1
Gasoline Service Stations	$46.3
General Merchandise	$102.5
Hardware, Lumber & Garden Stores	$39.8
Total Retail Sales	$842.8

Lakewood Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.1%	6	$11,341
Mining & Construction	1.7%	48	$29,712
Manufacturing - Durable	1.3%	9	-
Manufacturing - Nondurable	0.5%	7	$37,266
Transportation, Communication, and Utilities	2.5%	21	$42,610
Wholesale Trade	1.1%	21	$42,565
Retail Trade	44.9%	237	$16,639
Finance, Insurance, Real Estate	3.2%	53	$31,175
Services	42.4%	250	$19,975
Local Government	2.3%	5	$32,955
Average Annual Wage:			**$19,915**

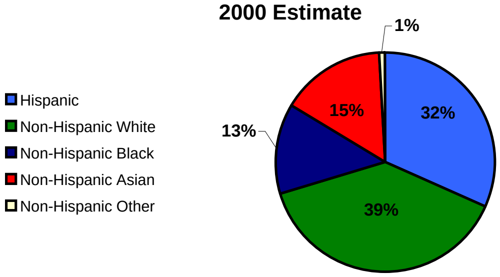
Long Beach

Land area (square miles):	50
Population, 2000 estimate	440,806
Percent of Los Angeles County Population	4.63%
Population, 2005 projection	460,525
Median Age, 2000 Estimate	34
Number of Households, 2000 Estimate	163,764
Number of Households, 2005 Estimate	171,563
Household Annual Growth Rate 1990-2000	0.3%

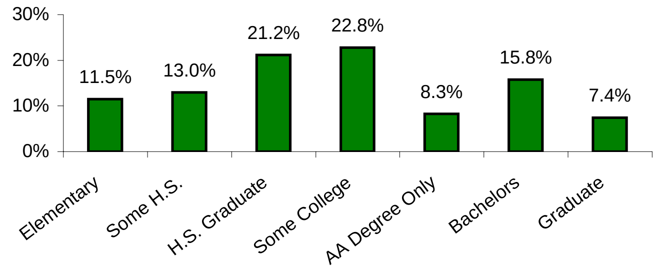
Percent of Population by Age, 2000 Estimate



Population by Race and Ethnicity
2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$56,764

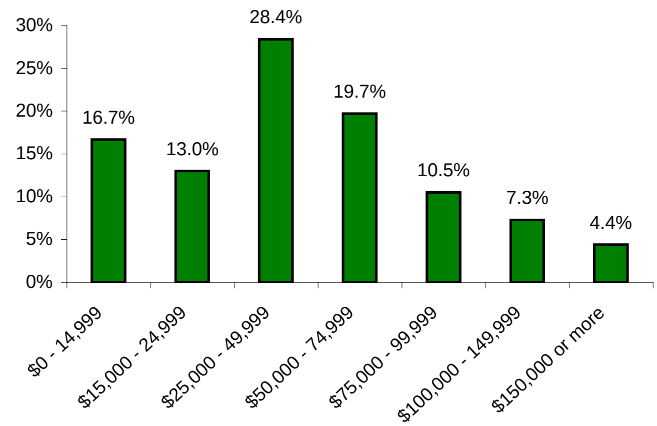
Median Household Income
$42,534

Per Capita Income
$21,194

Unemployment Rate
5.10%

	1990 Census
Percent White Collar Workers	61.1%
Percent Blue Collar Workers	38.9%

Household Income, 2000 Estimate



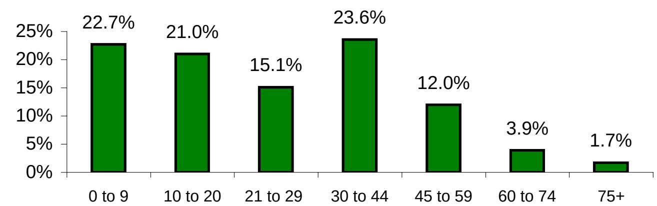
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$265.4
Automotive Dealers	$1,181.9
Automotive & Home Supply Stores	$73.1
Drug & Proprietary Stores	$213.4
Eating & Drinking Places	$564.3
Food Stores	$794.8
Furniture & Home Furnishings	$127.3
Home Appliance, Radio & TV Stores	$240.3
Gasoline Service Stations	$282.1
General Merchandise	$616.1
Hardware, Lumber & Garden Stores	$241.5
Total Retail Sales	$5,034.3

Long Beach and Signal Hill Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.4%	65	$19,079
Mining & Construction	4.8%	451	$42,265
Manufacturing - Durable	20.0%	264	$57,478
Manufacturing - Nondurable	2.1%	184	$30,464
Transportation, Communication, and Utilities	6.7%	374	$46,102
Wholesale Trade	3.5%	483	$43,931
Retail Trade	16.7%	1517	$19,251
Finance, Insurance, Real Estate	5.4%	648	$36,264
Services	34.3%	3119	$32,232
Local Government	6.6%	21	$42,800
Average Annual Wage:			**$37,961**

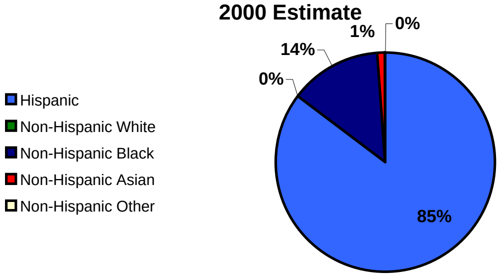
Lynwood

Land area (square miles):	4.9
Population, 2000 estimate	66,946
Percent of Los Angeles County Population	0.70%
Population, 2005 projection	70,720
Median Age, 2000 Estimate	25
Number of Households, 2000 Estimate	15,070
Number of Households, 2005 Estimate	15,960
Household Annual Growth Rate 1990-2000	0.6%

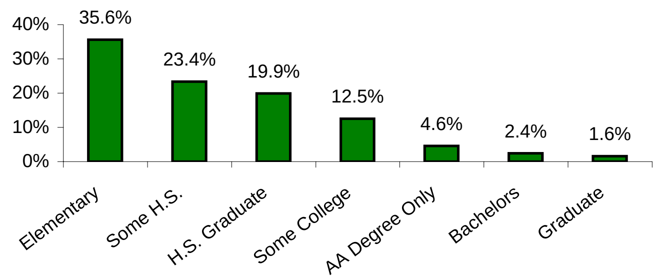
Percent of Population by Age, 2000 Estimate



Population by Race and Ethnicity
2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$38,090

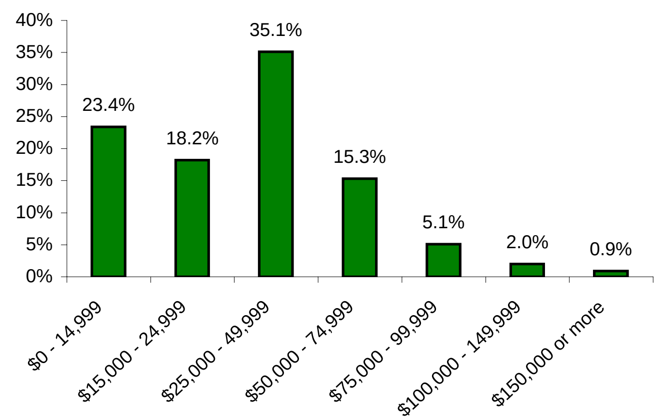
Median Household Income
$29,940

Per Capita Income
$8,676

Unemployment Rate
9.41%

	1990 Census
Percent White Collar Workers	34.9%
Percent Blue Collar Workers	65.1%

Household Income, 2000 Estimate



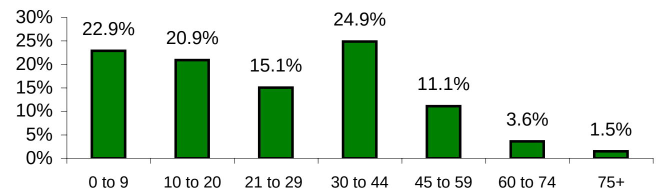
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$23.7
Automotive Dealers	$106.5
Automotive & Home Supply Stores	$7.0
Drug & Proprietary Stores	$19.2
Eating & Drinking Places	$51.1
Food Stores	$72.6
Furniture & Home Furnishings	$11.2
Home Appliance, Radio & TV Stores	$21.8
Gasoline Service Stations	$26.2
General Merchandise	$56.1
Hardware, Lumber & Garden Stores	$22.2
Total Retail Sales	$456.9

Lynwood Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.2%	2	-
Mining & Construction	0.8%	19	$26,571
Manufacturing - Durable	16.7%	44	$26,295
Manufacturing - Nondurable	4.8%	27	$17,284
Transportation, Communication, and Utilities	0.6%	15	$33,476
Wholesale Trade	4.2%	33	$41,309
Retail Trade	22.6%	128	$19,029
Finance, Insurance, Real Estate	0.8%	15	$21,987
Services	29.9%	205	$38,093
Local Government	19.9%	2	$30,563
Average Annual Wage:			**$29,327**

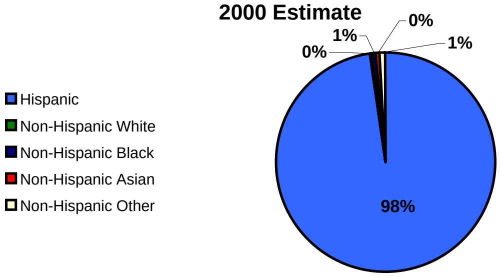
Maywood

Land area (square miles):	1.2
Population, 2000 estimate	29,286
Percent of Los Angeles County Population	0.31%
Population, 2005 projection	30,669
Median Age, 2000 Estimate	25
Number of Households, 2000 Estimate	6,731
Number of Households, 2005 Estimate	7,063
Household Annual Growth Rate 1990-2000	0.4%

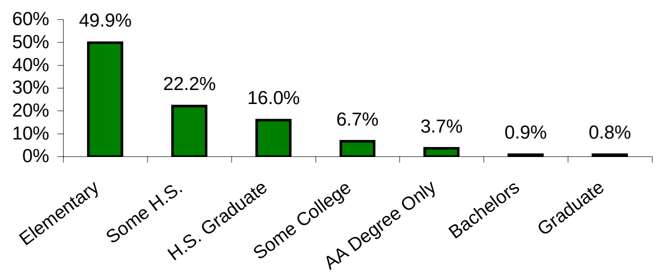
Percent of Population by Age, 2000 Estimate



Population by Race and Ethnicity 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$37,573

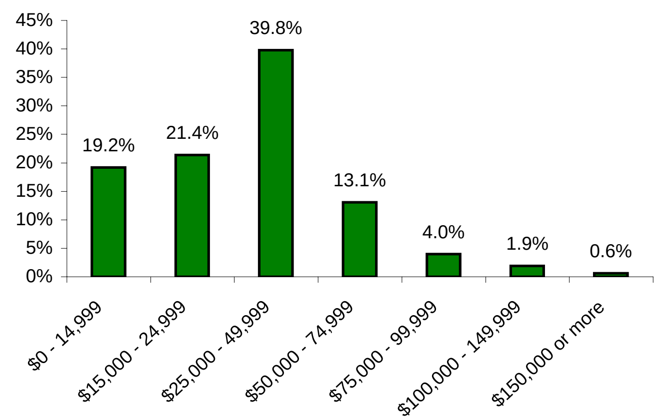
Median Household Income
$30,386

Per Capita Income
$8,605

Unemployment Rate
9.22%

	1990 Census
Percent White Collar Workers	27.9%
Percent Blue Collar Workers	72.1%

Household Income, 2000 Estimate



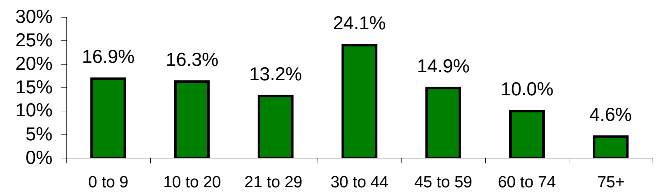
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$10.6
Automotive Dealers	$47.7
Automotive & Home Supply Stores	$3.1
Drug & Proprietary Stores	$8.6
Eating & Drinking Places	$22.9
Food Stores	$32.4
Furniture & Home Furnishings	$5.0
Home Appliance, Radio & TV Stores	$9.8
Gasoline Service Stations	$11.7
General Merchandise	$25.2
Hardware, Lumber & Garden Stores	$9.9
Total Retail Sales	$204.5

Maywood Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	-	1	-
Mining & Construction	1.0%	10	$31,147
Manufacturing - Durable	11.2%	11	$25,897
Manufacturing - Nondurable	5.4%	15	$20,468
Transportation, Communication, and Utilities	2.5%	10	$31,987
Wholesale Trade	12.7%	30	$24,344
Retail Trade	30.9%	78	$14,924
Finance, Insurance, Real Estate	0.6%	5	$21,106
Services	32.7%	72	$14,504
Local Government	3.2%	1	$33,666
Average Annual Wage:			**$18,784**

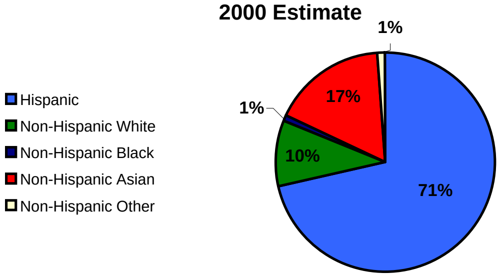
Montebello

Land area (square miles):	8.3
Population, 2000 estimate	62,769
Percent of Los Angeles County Population	0.66%
Population, 2005 projection	65,771
Median Age, 2000 Estimate	32
Number of Households, 2000 Estimate	19,353
Number of Households, 2005 Estimate	20,335
Household Annual Growth Rate 1990-2000	0.4%

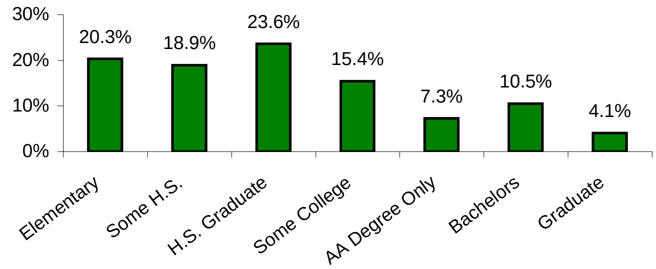
Percent of Population by Age, 2000 Estimate



Population by Race and Ethnicity
2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$52,836

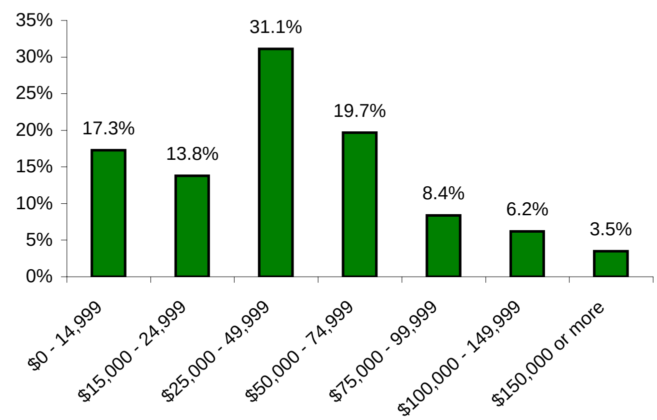
Median Household Income
$39,374

Per Capita Income
$16,277

Unemployment Rate
5.01%

	1990 Census
Percent White Collar Workers	57.2%
Percent Blue Collar Workers	42.8%

Household Income, 2000 Estimate



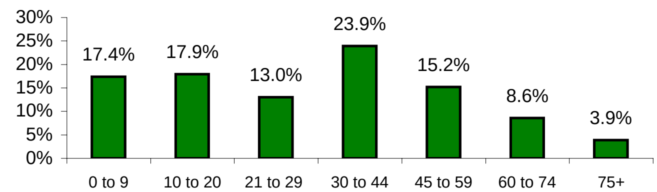
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$30.7
Automotive Dealers	$137.5
Automotive & Home Supply Stores	$8.6
Drug & Proprietary Stores	$25.2
Eating & Drinking Places	$65.5
Food Stores	$93.2
Furniture & Home Furnishings	$14.8
Home Appliance, Radio & TV Stores	$27.7
Gasoline Service Stations	$33.1
General Merchandise	$71.7
Hardware, Lumber & Garden Stores	$28.3
Total Retail Sales	$586.5

Montebello Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.2%	9	$20,375
Mining & Construction	0.8%	34	$23,435
Manufacturing - Durable	8.0%	42	$24,099
Manufacturing - Nondurable	13.0%	63	$35,666
Transportation, Communication, and Utilities	10.1%	82	$39,751
Wholesale Trade	11.8%	137	$39,441
Retail Trade	22.0%	358	$17,873
Finance, Insurance, Real Estate	1.8%	88	$31,872
Services	20.6%	440	$28,844
Local Government	11.6%	19	$35,979
Average Annual Wage:			**$30,121**

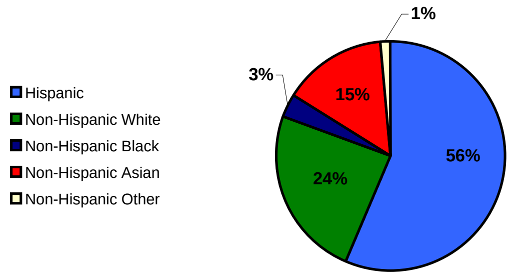
Norwalk

Land area (square miles):	9.8
Population, 2000 estimate	101,088
Percent of Los Angeles County Population	1.06%
Population, 2005 projection	106,421
Median Age, 2000 Estimate	31
Number of Households, 2000 Estimate	27,746
Number of Households, 2005 Estimate	29,289
Household Annual Growth Rate 1990-2000	0.5%

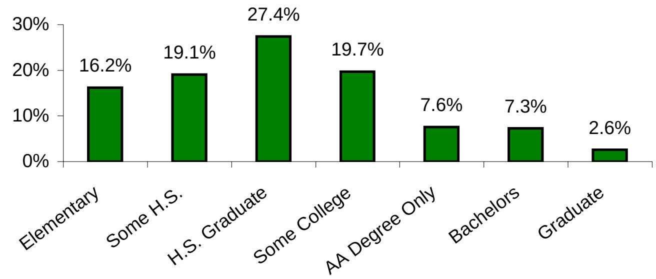
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$57,175

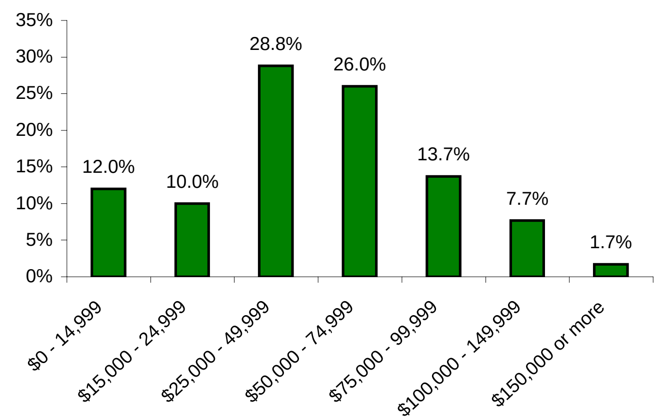
Median Household Income
$49,311

Per Capita Income
$15,913

Unemployment Rate
4.94%

	1990 Census
Percent White Collar Workers	50.0%
Percent Blue Collar Workers	50.0%

Household Income, 2000 Estimate



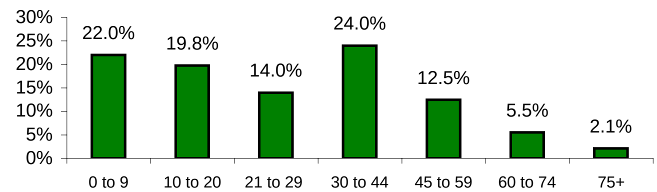
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$45.3
Automotive Dealers	$202.0
Automotive & Home Supply Stores	$12.3
Drug & Proprietary Stores	$36.2
Eating & Drinking Places	$96.5
Food Stores	$134.8
Furniture & Home Furnishings	$21.8
Home Appliance, Radio & TV Stores	$41.0
Gasoline Service Stations	$47.8
General Merchandise	$104.6
Hardware, Lumber & Garden Stores	$40.9
Total Retail Sales	$858.0

Norwalk Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.2%	15	$16,335
Mining & Construction	5.7%	73	$44,826
Manufacturing - Durable	3.8%	36	$28,995
Manufacturing - Nondurable	4.0%	28	$29,118
Transportation, Communication, and Utilities	4.8%	44	$34,792
Wholesale Trade	4.5%	87	$35,616
Retail Trade	23.9%	257	$20,701
Finance, Insurance, Real Estate	2.0%	73	$28,091
Services	28.2%	334	$20,043
Local Government	25.5%	43	$29,257
Average Annual Wage:			**$26,778**

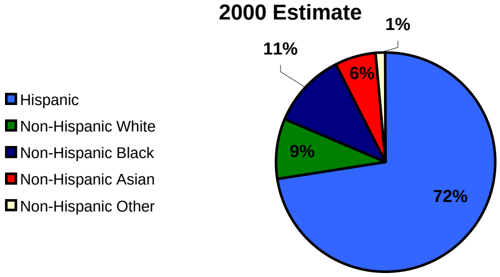
Paramount

Land area (square miles):	4.7
Population, 2000 estimate	54,911
Percent of Los Angeles County Population	0.58%
Population, 2005 projection	59,146
Median Age, 2000 Estimate	26
Number of Households, 2000 Estimate	14,781
Number of Households, 2005 Estimate	15,965
Household Annual Growth Rate 1990-2000	1.4%

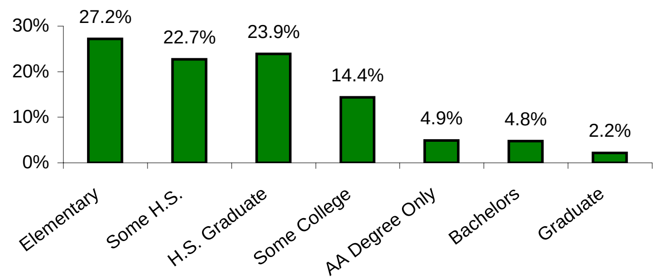
Percent of Population by Age, 2000 Estimate



Population by Race and Ethnicity
2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$46,441

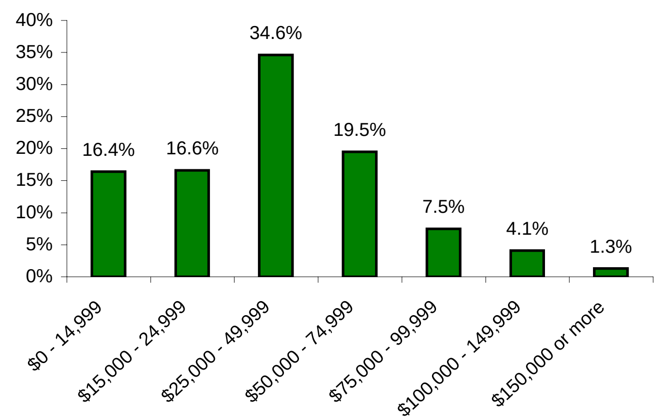
Median Household Income
$36,084

Per Capita Income
$12,495

Unemployment Rate
7.41%

	1990 Census
Percent White Collar Workers	42.9%
Percent Blue Collar Workers	57.1%

Household Income, 2000 Estimate

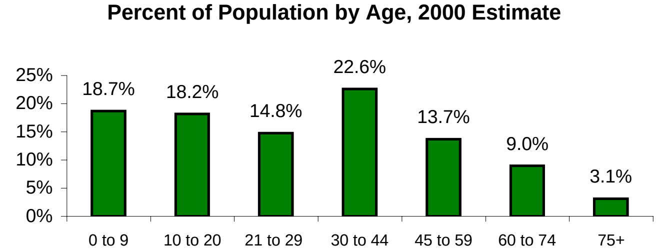


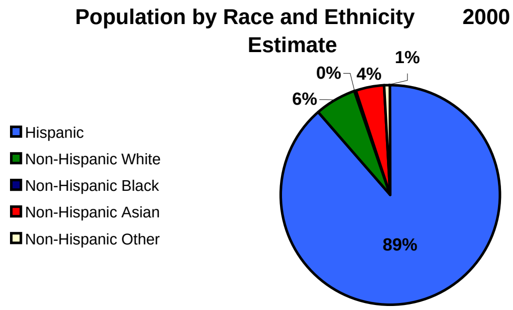
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$23.6
Automotive Dealers	$105.9
Automotive & Home Supply Stores	$6.8
Drug & Proprietary Stores	$18.9
Eating & Drinking Places	$50.7
Food Stores	$71.5
Furniture & Home Furnishings	$11.3
Home Appliance, Radio & TV Stores	$21.7
Gasoline Service Stations	$25.7
General Merchandise	$55.5
Hardware, Lumber & Garden Stores	$21.8
Total Retail Sales	$452.2

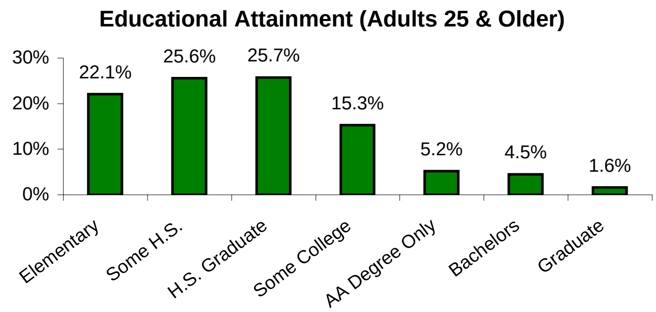
Paramount Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.2%	10	$19,257
Mining & Construction	6.5%	86	$36,790
Manufacturing - Durable	24.8%	186	$36,711
Manufacturing - Nondurable	8.9%	87	$35,155
Transportation, Communication, and Utilities	2.3%	34	$32,972
Wholesale Trade	12.3%	235	$37,528
Retail Trade	10.4%	162	$21,044
Finance, Insurance, Real Estate	1.8%	32	$22,198
Services	20.6%	256	$25,673
Local Government	12.2%	2	$30,653
Average Annual Wage:			**$31,646**

Pico Rivera

Land area (square miles):	8
Population, 2000 estimate	62,337
Percent of Los Angeles County Population	0.65%
Population, 2005 projection	65,273
Median Age, 2000 Estimate	29
Number of Households, 2000 Estimate	16,556
Number of Households, 2005 Estimate	17,360
Household Annual Growth Rate 1990-2000	0.3%







2000 Estimate

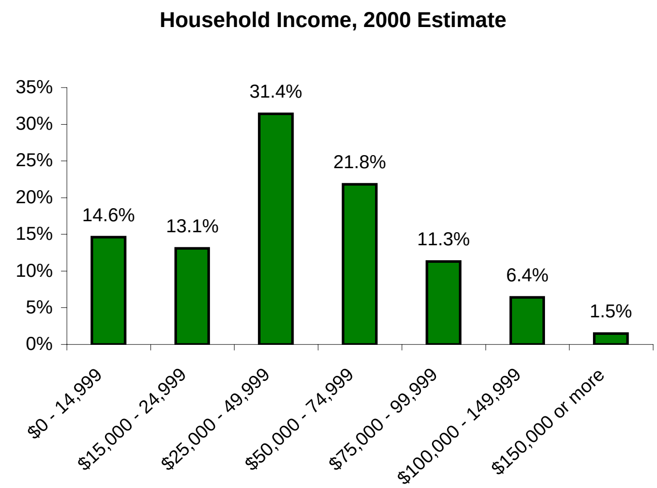
Average Household Income
$52,064

Median Household Income
$42,439

Per Capita Income
$13,857

Unemployment Rate
6.30%

	1990 Census
Percent White Collar Workers	46.2%
Percent Blue Collar Workers	53.8%



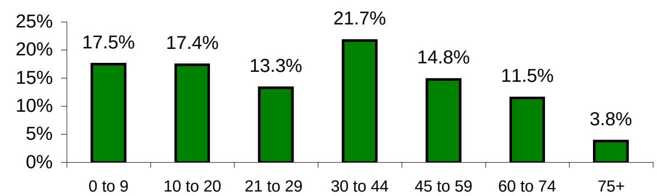
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$26.5
Automotive Dealers	$118.9
Automotive & Home Supply Stores	$7.4
Drug & Proprietary Stores	$21.6
Eating & Drinking Places	$56.7
Food Stores	$80.2
Furniture & Home Furnishings	$12.8
Home Appliance, Radio & TV Stores	$24.0
Gasoline Service Stations	$28.5
General Merchandise	$61.8
Hardware, Lumber & Garden Stores	$24.3
Total Retail Sales	$506.5

Pico Rivera Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.4%	9	$19,314
Mining & Construction	1.9%	30	$35,090
Manufacturing - Durable	25.3%	42	$54,578
Manufacturing - Nondurable	8.5%	37	$36,299
Transportation, Communication, and Utilities	9.4%	42	$37,917
Wholesale Trade	10.3%	80	$37,896
Retail Trade	16.9%	162	$18,075
Finance, Insurance, Real Estate	2.1%	25	$32,385
Services	14.5%	217	$26,328
Local Government	10.7%	29	$33,799
Average Annual Wage:			**$36,276**

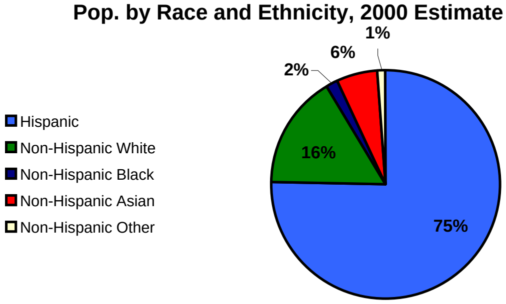
Santa Fe Springs

Land area (square miles):	8.7
Population, 2000 estimate	15,765
Percent of County	0.17%
Population, 2005 projection	16,334
Median Age, 2000 Estimate	31
Number of Households, 2000 Estimate	4,656
Number of Households, 2005 Estimate	4,827
Household Annual Growth Rate 1990-2000	0.0%

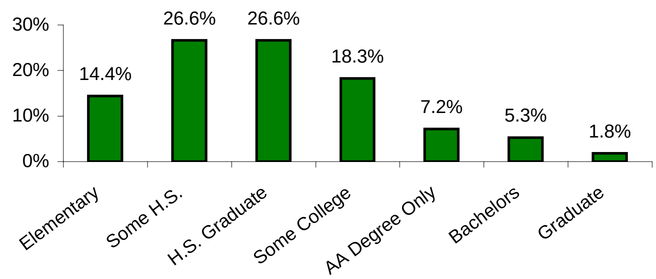
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)

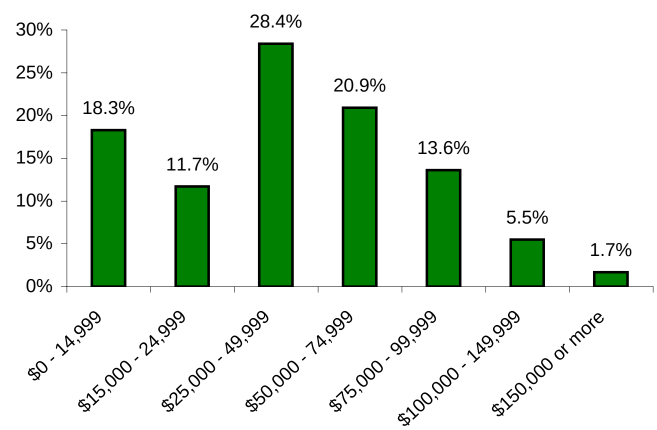


2000 Estimate

Average Household Income	$52,081
Median Household Income	$42,383
Per Capita Income	$15,405
Unemployment Rate	6.44%

	1990 Census
Percent White Collar Workers	50.0%
Percent Blue Collar Workers	50.0%

Household Income, 2000 Estimate



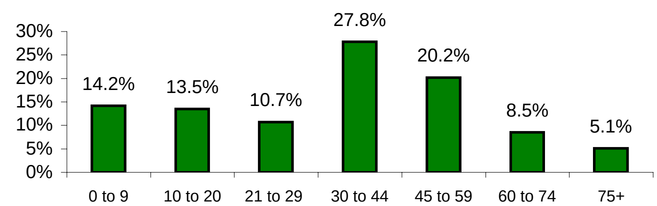
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$7.3
Automotive Dealers	$32.7
Automotive & Home Supply Stores	$2.0
Drug & Proprietary Stores	$6.0
Eating & Drinking Places	$15.5
Food Stores	$22.2
Furniture & Home Furnishings	$3.5
Home Appliance, Radio & TV Stores	$6.5
Gasoline Service Stations	$7.8
General Merchandise	$16.9
Hardware, Lumber & Garden Stores	$6.7
Total Retail Sales	$139.2

Santa Fe Springs Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.6%	12	$21,957
Mining & Construction	7.9%	162	$47,042
Manufacturing - Durable	20.5%	412	$36,707
Manufacturing - Nondurable	15.7%	221	$34,505
Transportation, Communication, and Utilities	8.5%	108	$38,588
Wholesale Trade	22.7%	656	$41,135
Retail Trade	6.8%	185	$30,954
Finance, Insurance, Real Estate	1.7%	66	$36,391
Services	13.4%	422	$27,451
Local Government	1.7%	7	$33,505
Average Annual Wage:			**$36,357**

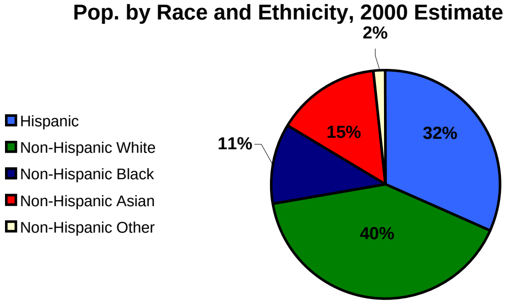
Signal Hill

Land area (square miles):	2.2
Population, 2000 estimate	8,916
Percent of Los Angeles County Population	0.09%
Population, 2005 projection	9,367
Median Age, 2000 Estimate	37
Number of Households, 2000 Estimate	3,533
Number of Households, 2005 Estimate	$3,724
Household Annual Growth Rate 1990-2000	0.5%

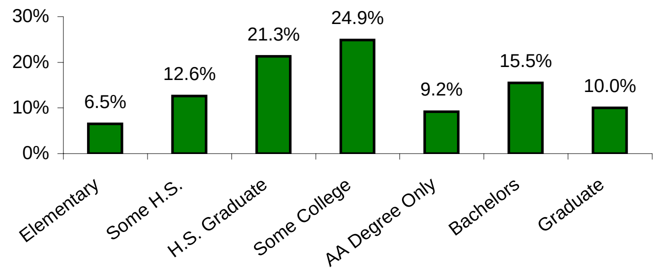
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

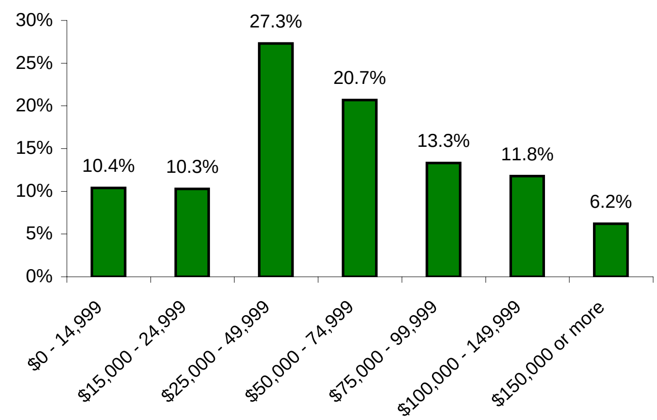
Average Household Income
$66,981

Median Household Income
$52,357

Per Capita Income
$26,555

Unemployment Rate
3.95%

Household Income, 2000 Estimate



	1990 Census
Percent White Collar Workers	64.2%
Percent Blue Collar Workers	35.8%

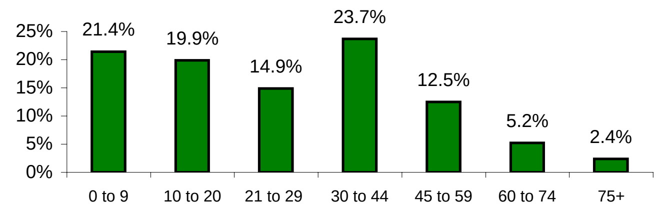
Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$6.0
Automotive Dealers	$26.2
Automotive & Home Supply Stores	$1.6
Drug & Proprietary Stores	$4.6
Eating & Drinking Places	$12.6
Food Stores	$17.2
Furniture & Home Furnishings	$2.8
Home Appliance, Radio & TV Stores	$5.4
Gasoline Service Stations	$6.1
General Merchandise	$13.6
Hardware, Lumber & Garden Stores	$5.2
Total Retail Sales	$111.1

Long Beach and Signal Hill Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.4%	65	$19,079
Mining & Construction	4.8%	451	$42,265
Manufacturing - Durable	20.0%	264	$57,478
Manufacturing - Nondurable	2.1%	184	$30,464
Transportation, Communication, and Utilities	6.7%	374	$46,102
Wholesale Trade	3.5%	483	$43,931
Retail Trade	16.7%	1517	$19,251
Finance, Insurance, Real Estate	5.4%	648	$36,264
Services	34.3%	3119	$32,232
Local Government	6.6%	21	$42,800
Average Annual Wage:			**$37,960**

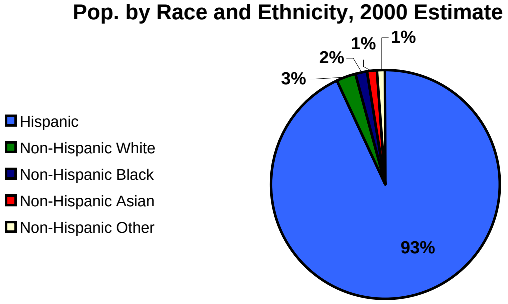
South Gate

Land area (square miles):	7.4
Population, 2000 estimate	92,082
Percent of Los Angeles County Population	0.97%
Population, 2005 projection	96,977
Median Age, 2000 Estimate	26
Number of Households, 2000 Estimate	23,615
Number of Households, 2005 Estimate	$24,925
Household Annual Growth Rate 1990-2000	0.5%

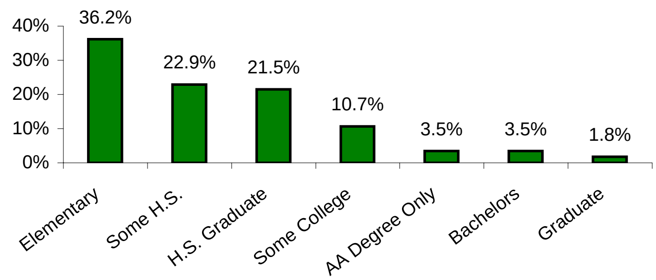
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$39,553

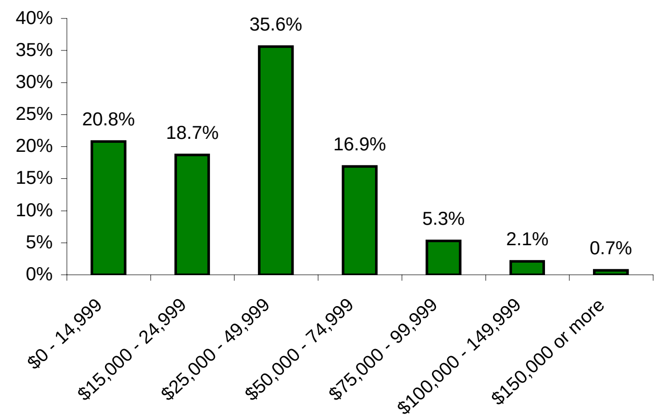
Median Household Income
$31,269

Per Capita Income
$10,133

Unemployment Rate
81.30%

	1990 Census
Percent White Collar Workers	37.6%
Percent Blue Collar Workers	62.4%

Household Income, 2000 Estimate

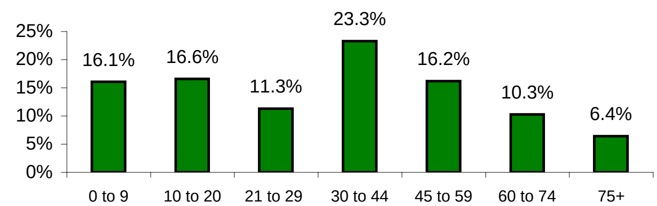


Retail Sales (in $ Millions)	2000 Estimate	South Gate Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$36.9	Agriculture, Forestry, Fishing	0.5%	8	$26,820
Automotive Dealers	$166.6	Mining & Construction	3.8%	55	$44,321
Automotive & Home Supply Stores	$10.8	Manufacturing - Durable	22.3%	115	$32,651
Drug & Proprietary Stores	$30.3	Manufacturing - Nondurable	19.3%	81	$25,612
Eating & Drinking Places	$79.8	Transportation, Communication,			
Food Stores	$113.9	and Utilities	12.6%	47	$33,196
Furniture & Home Furnishings	$17.6	Wholesale Trade	6.4%	80	$29,135
Home Appliance, Radio & TV Stores	$33.8	Retail Trade	16.7%	268	$18,340
Gasoline Service Stations	$40.9	Finance, Insurance, Real Estate	1.8%	57	$37,408
General Merchandise	$87.6	Services	14.4%	293	$23,574
Hardware, Lumber & Garden Stores	$34.8	Local Government	2.2%	1	$42,720
Total Retail Sales	$714.3		**Average Annual Wage:**		**$28,159**

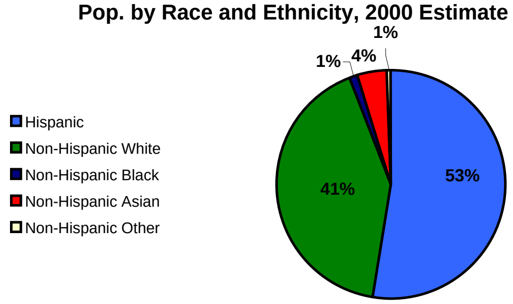
Whittier

Land area (square miles):	12.5
Population, 2000 estimate	83,419
Percent of Los Angeles County Population	0.88%
Population, 2005 projection	87,874
Median Age, 2000 Estimate	34
Number of Households, 2000 Estimate	29,254
Number of Households, 2005 Estimate	30,915
Household Annual Growth Rate 1990-2000	0.6%

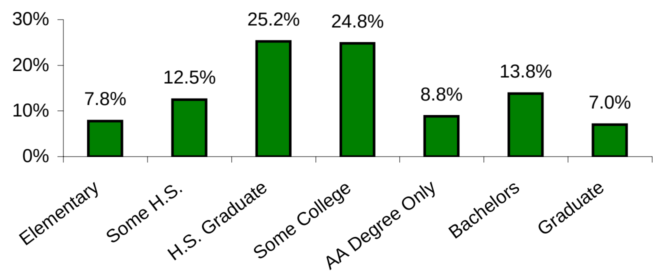
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$67,698

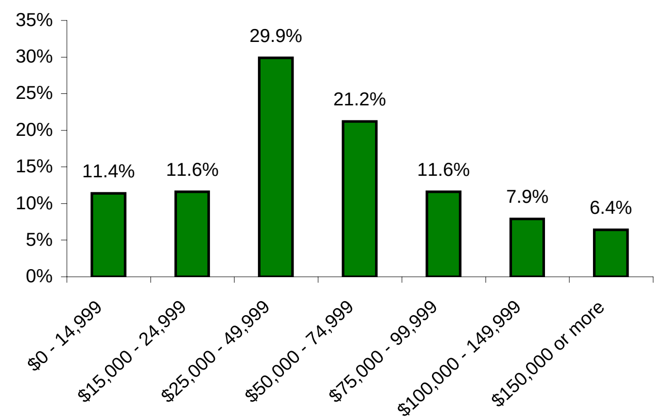
Median Household Income
$47,522

Per Capita Income
$23,844

Unemployment Rate
3.58%

	1990 Census
Percent White Collar Workers	63.9%
Percent Blue Collar Workers	36.1%

Household Income, 2000 Estimate

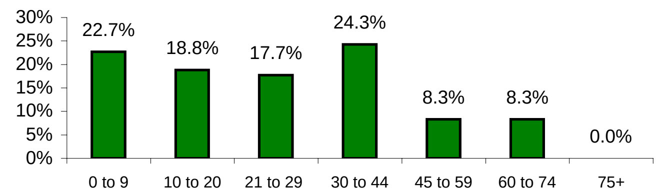


Retail Sales (in $ Millions)	2000 Estimate	Whittier Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Apparel & Accessory Stores	$48.0	Agriculture, Forestry, Fishing	0.5%	30	$24,595
Automotive Dealers	$213.0	Mining & Construction	4.3%	194	$42,352
Automotive & Home Supply Stores	$12.9	Manufacturing - Durable	6.8%	94	$31,308
Drug & Proprietary Stores	$38.4	Manufacturing - Nondurable	2.3%	53	$22,791
Eating & Drinking Places	$101.5	Transportation, Communication,			
Food Stores	$142.3	and Utilities	3.4%	91	$32,353
Furniture & Home Furnishings	$23.1	Wholesale Trade	5.4%	181	$42,105
Home Appliance, Radio & TV Stores	$43.2	Retail Trade	18.9%	552	$17,578
Gasoline Service Stations	$50.2	Finance, Insurance, Real Estate	3.6%	190	$45,305
General Merchandise	$110.4	Services	33.3%	1063	$26,904
Hardware, Lumber & Garden Stores	$43.1	Local Government	19.3%	46	$37,827
Total Retail Sales	$904.6			**Average Annual Wage:**	**$29,131**

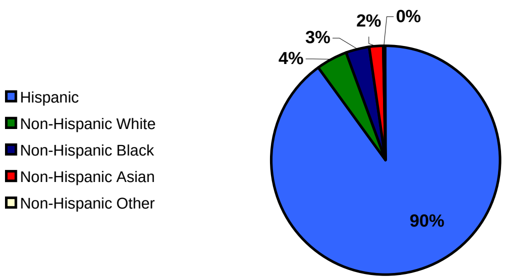
Vernon

Land area (square miles):	4.9
Population, 2000 estimate	181
Percent of Los Angeles County Population	0.00%
Population, 2005 projection	196
Median Age, 2000 Estimate	24
Number of Households, 2000 Estimate	56
Number of Households, 2005 Estimate	$61
Household Annual Growth Rate 1990-2000	1.4%

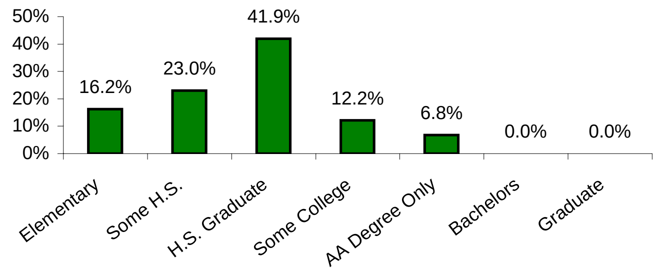
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

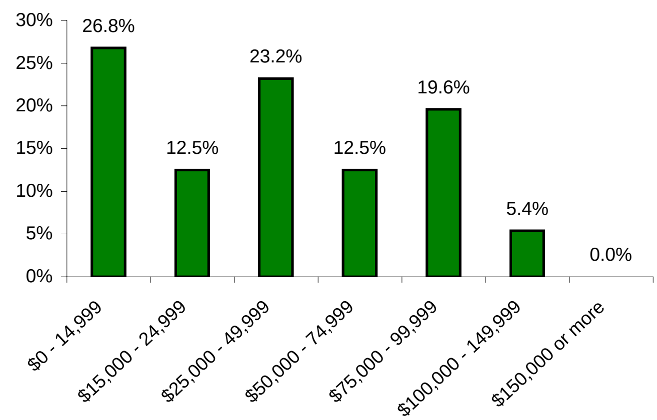
Average Household Income
$46,265

Median Household Income
$41,346

Per Capita Income
$14,992

Unemployment Rate
n/a

Household Income, 2000 Estimate



	1990 Census
Percent White Collar Workers	49.4%
Percent Blue Collar Workers	50.6%

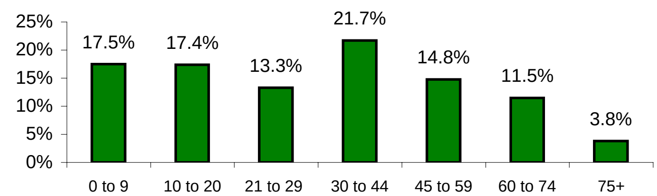
Retail Sales (in $ Millions)	**2000 Estimate**
Apparel & Accessory Stores	$0.1
Automotive Dealers	$0.4
Automotive & Home Supply Stores	$0.0
Drug & Proprietary Stores	$0.1
Eating & Drinking Places	$0.2
Food Stores	$0.3
Furniture & Home Furnishings	$0.0
Home Appliance, Radio & TV Stores	$0.1
Gasoline Service Stations	$0.1
General Merchandise	$0.2
Hardware, Lumber & Garden Stores	$0.1
Total Retail Sales	$1.7

Commerce and Vernon Industry Employment	**1999 Actual**	**Number of Firms**	**Average Annual Wage**
Agriculture, Forestry, Fishing	0.2%	15	$25,002
Mining & Construction	1.4%	114	$37,932
Manufacturing - Durable	12.9%	388	$33,736
Manufacturing - Nondurable	31.8%	823	$30,224
Transportation, Communication, and Utilities	7.7%	262	$35,416
Wholesale Trade	22.1%	1151	$35,952
Retail Trade	6.8%	691	$23,005
Finance, Insurance, Real Estate	1.0%	132	$41,809
Services	15.8%	819	$25,602
Local Government	0.6%	8	$31,596
		Average Annual Wage:	**$31,408**

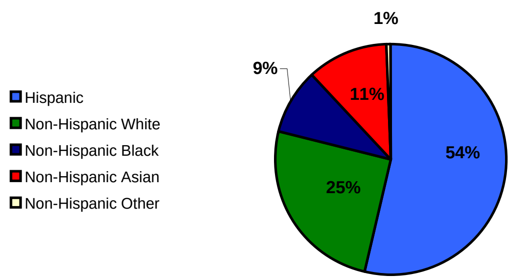
Gateway Cities

Land area (square miles):	12.5
Population, 2000 estimate	15,765
Percent of Los Angeles County Population	0.17%
Population, 2005 projection	16,334
Median Age, 2000 Estimate	31
Number of Households, 2000 Estimate	4,656
Number of Households, 2005 Estimate	3,606
Household Annual Growth Rate 1990-2000	0.0%

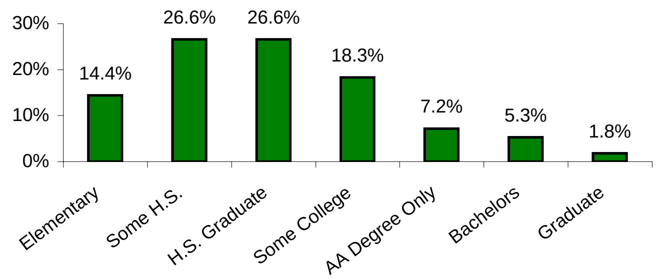
Percent of Population by Age, 2000 Estimate



Pop. by Race and Ethnicity, 2000 Estimate



Educational Attainment (Adults 25 & Older)



2000 Estimate

Average Household Income
$52,081

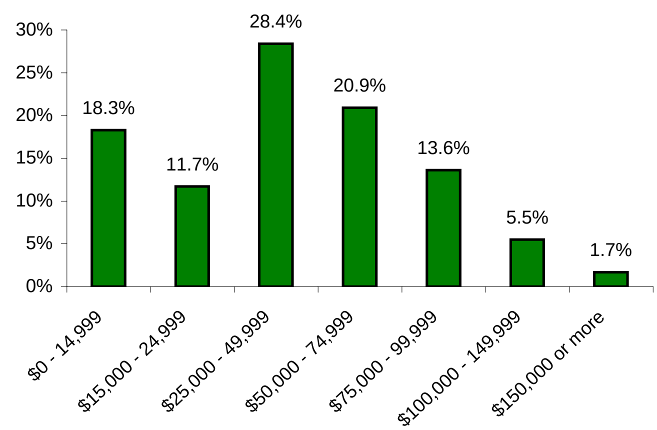
Median Household Income
$42,383

Per Capita Income
$15,405

Unemployment Rate
3.58%

	1990 Census
Percent White Collar Workers	50.0%
Percent Blue Collar Workers	50.0%

Household Income, 2000 Estimate



Retail Sales (in $ Millions)	2000 Estimate
Apparel & Accessory Stores	$7.3
Automotive Dealers	$32.7
Automotive & Home Supply Stores	$2.0
Drug & Proprietary Stores	$6.0
Eating & Drinking Places	$15.5
Food Stores	$22.2
Furniture & Home Furnishings	$3.5
Home Appliance, Radio & TV Stores	$6.5
Gasoline Service Stations	$7.8
General Merchandise	$16.9
Hardware, Lumber & Garden Stores	$6.7
Total Retail Sales	$139

Gateway Cities Industry Employment	1999 Actual	Number of Firms	Average Annual Wage
Agriculture, Forestry, Fishing	0.4%	315	$21,562
Mining & Construction	3.5%	1983	$40,749
Manufacturing - Durable	15.4%	2697	$38,925
Manufacturing - Nondurable	12.9%	2453	$29,014
Transportation, Communication, and Utilities	7.3%	1966	$40,262
Wholesale Trade	12.2%	5203	$38,510
Retail Trade	15.5%	7773	$21,771
Finance, Insurance, Real Estate	2.5%	2375	$66,652
Services	23.9%	11862	$32,826
Local Government	10%	1556	$43,742
Average Annual Wage:			**$35,592**