North Gateway, Los Angeles County, California

2003-2004 ECONOMIC OVERVIEW & FORECAST

THE HEADLINES:

- A slow recovery, with activity accelerating in the second half of the year
- Major risks for business from the State budget crisis
- The most pressing long-term issues for the Region are education, transportation infrastructure and land availability

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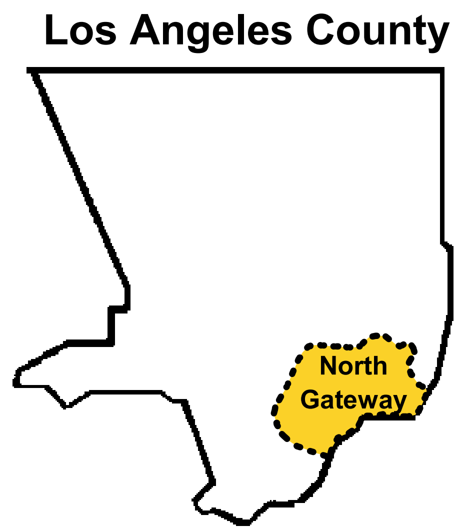
As the premier business leadership organization, the LAEDC's mission is to attract, retain and grow businesses and jobs in the regions of LA County, as well as to identify trends and affect positive change for the local economy. Since 1995, the LAEDC Business Development team helped in the creation of more than 68,000 jobs from 368 projects

The LAEDC Economic Information and Research Department is a key source for current and forecasted data on Southern California's economy. Regular publications include *Business Resource Guide of Southern California, Economic Forecast & Industry Outlook, International Trade Trends & Impacts, L.A. Stats, Roadmaps to Industry Clusters,* and regional economic reports. All reports and industry profiles are provided free to the general public via our website (http://laedc.info) or printed copies can be purchased individually.

The LAEDC Economic Consulting Department offers custom research with expertise in transportation, the environment, infrastructure, the financial services industry, international economics including country analysis, regional economic trends and regional industry analysis.

DEFINING THE NORTH GATEWAY REGION

Covering about 230 square miles in southeast Los Angeles County, the North Gateway Region as defined in this report is bounded roughly by the 60 freeway and the city of Whittier on the north, the Alameda Corridor on the west, the 91 freeway and the cities of Cerritos and Hawaiian Gardens on the south, and the Los Angeles/Orange County line on the east. There are 22 incorporated cities in the region, plus some unincorporated territory.



It must be acknowledged that accurate and comprehensive analysis of "discrete" portions of a county is a difficult challenge, and the full scope of activity in some business sectors may be undercounted. Nevertheless, we have combined traditional tools of economic analysis along with anecdotal information to develop this analysis and forecast.

Infrastructure Assets

North Gateway is served by six freeways, including the 60 or "Pomona" freeway, the 710 or "Long Beach" freeway, the 91 freeway, the 105 or "Century" freeway (actually the proper name is the Glenn Anderson freeway), the 605 or "San Gabriel River" freeway, while the 5 or "Santa Ana" freeway cuts diagonally across the region. The 105 and 605 both have car pool lanes.

As noted above, the Alameda Corridor rail project (which links the ports with the major rail lines in east Los Angeles) forms the western boundary of the Region. North Gateway is transited by the mainlines of the Burlington Northern Santa Fe and Union Pacific railroads, and both have large local intermodal facilities. Metrolink has two lines running through the region with service from downtown Los Angeles to Riverside and to Oceanside. (There are local stops in Montebello, Commerce and Norwalk.) In addition, Amtrak service between Los Angeles and San Diego runs through the area, but the nearest stations are either downtown Los Angeles or Fullerton. The MetroRail "Green" light rail line operates along the median of the 105 freeway between Norwalk and Redondo Beach. Just a tad to the west of the Alameda Corridor is the "Blue" light rail line which runs between downtown Los Angeles and Long Beach. Bus service in the region is provided by the MTA and Montebello Bus Lines, while many cities have local services.

Compton has a general aviation airport, while the Long Beach Airport (a hub for JetBlue) is close to the southern border of the region. In addition, the Green line and 105 offer quick access to Los Angeles International Airport. The southern end of the 710 is at the ports of Long Beach and Los Angeles. Given all its transportation links, North Gateway is an extremely attractive location for logistics operations.

There are three community colleges in the region, Cerritos College, Compton College and Rio Hondo (the latter is actually just a bit outside of the actual boundaries). There is also Whittier College, and Biola University (in La Mirada). The nationally recognized Rancho Los Amigos Rehabilitation Center is in Downey, but it could be negatively impacted by Los Angeles County's health funding crisis.

On the lifestyle front, there are 7 golf courses in North Gateway, and there is the Whittier Narrows Recreational Area, which includes parks with fishing lakes. The San Gabriel and Rio Hondo rivers have bicycle paths along their banks. There is also the Cerritos Center for the Performing Arts, which presents a wide variety of performing artists, both classic and pop. La Mirada also has a performing arts center, which presents musical comedy type attractions.

Finally, the world's oldest living McDonald's facility is still in operation in Downey (it was number four in the chain, and it was pre-Kroc).

Table 1: North Gateway Economic Indicators

	Population (Incorporated Cities Only)	Total Employment	Housing Unit Authorizations (Incorporated Cities Only)	Taxable Retail Sales (mil $) (Incorporated Cities Only)
1990*	1,056,944	n.a.	1,877	6,284.8
1991	n.a.	477,600	1,197	5,876.5
1992	n.a.	457,900	568	5,942.3
1993	n.a.	454,400	467	5,876.4
1994	n.a.	503,600	481	6,213.5
1995	n.a.	515,700	390	6,329.4
1996	n.a.	516,400	586	6,593.5
1997	n.a.	504,200	503	6,725.4
1998	n.a.	510,100	650	7,160.6
1999	n.a.	516,900	707	7,867.9
2000*	1,152,553	515,900	707	8,580.0
2001	1,166,390	525,100	513	8,565.1
2002e	1,184,820	519,500	--	8,608.0
2003f	1,203,123	525,000	--	8,780.0

* Note: data from April 1 census
Sources: California Dept. of Finance, California Employment Development Dept., Construction Industry Research Board; all estimates & forecasts by LAEDC

THE OVERALL ECONOMIC ENVIRONMENT

The U.S. Economy

The U.S. economic recovery will slow during the first part of 2003 but will accelerate later in the year and throughout 2004. Following an estimated improvement of 2.5% in 2002, the nation's economic growth rate will slow to 1.9% in 2003 before rising to 3.3% in 2004.

Changes in consumer expenditures will contribute most to the economy's overall performance. Consumers are expected to shop and travel less in the first half of 2003, due to heightened uncertainties surrounding the domestic economy and rising global political risks. Household spending will slow markedly as purchases of durable goods, especially vehicles, decline and shopping at retail stores decelerates. Spending habits will return to normal once these issues appear to be resolved, probably by late 2003.

Federal spending will be the mirror image of consumer spending; i.e., it will grow rapidly during the first part of calendar 2003 and taper off after the Middle East buildup/operations have been completed. This strength will be all the more welcome because spending by state and local governments will be severely constrained by budget problems during the next two years.

Business investment spending, which has lagged the economic recovery so far, will continue to gather strength in 2003 and will grow at a moderate-to-brisk pace in 2004.

The nation's inflation rate will double to 3.0% in 2003 and remain elevated in 2004. This year's increase will be due primarily to sharp increases in the price of oil and related energy products during the first part of 2003. Energy prices are expected to decline after the cessation of military operations in the Middle East. However, core inflation will accelerate in 2004 as the economy picks up steam.

Macroeconomic Policies

Fiscal Policies

Fiscal policies in the next two years will be shaped by the Bush Administration's tax reform proposals, most of which are likely to be approved with some modifications by the Republican-controlled Congress this Winter.

The "growth and jobs" plan to stimulate the economy would: (a) eliminate the double taxation of dividends; (b) make retroactive to January 1st, 2003, the marginal tax rate reductions on personal incomes that were scheduled to take effect in 2004 and 2006; (c) raise the child tax credit to $1,000 per child from $600; and (d) raise the tax credit to businesses investing in equipment.

Overall, if passed into law, the tax proposals are estimated to give 92 million taxpayers, on average, tax relief of nearly $1,100 in 2003 and 2004. Roughly $70 billion will be pumped into the economy over the course of this year.

On the spending side, military operations will be ramped up in the first six months of 2003, for armaments, ordnance, troops, transportation, military and economic aid to such countries as Turkey, Yemen, United Arab Emirates, and other allied nations.

Federal spending on health, education, social services, and transportation is likely to be stressed in the tense geopolitical environment.

The federal budget deficit is estimated to rise from $159 billion in FY 2002 to around $250 billion in FY 2003 and $275 billion in 2004.

Monetary Policies

Given the sluggish pace of economic growth forecast for 2003, the Federal Reserve is likely to stay on the sidelines for most of the year, monitoring output, employment, and inflation trends.

Then, with a less risky geopolitical situation in the Fall and the economy showing strength, the Fed is likely to shift to a slightly tighter monetary stance--raising the Fed Funds rate twice to 1.75% in the fourth quarter.

10-year Treasury bond yields will rise 100 basis point from 4.00% at year-end 2002 to 5.00% at year-end 2003. The 30-year fixed mortgage rate will move up modestly from year-end 6.1% to 6.5%--giving borrowers ample opportunities to buy homes and/or to play the "refi fever" game. Both short- and long-term interest rates will rise in 2004.

The International Economic Situation

Economic growth in the advanced industrial countries as well as emerging-market countries will be hurt by the projected weak performance of the United States (the giant locomotive) in early 2003. The main dampener is the geopolitcal risk associated with a military engagement in Iraq. This uncertainty will swamp nearly all the strong fundamentals affecting the U.S. and the global economy. Expected growth of only 1.9% in U.S. GDP in 2003, compared with 2.5% in 2002, will impair growth in Europe, Japan, Canada, Mexico, and most of the world's other large economies.

Japan's economic situation, plagued by deflation, does not seem to be improving despite new government reforms and restructuring initiatives. The recession of 2002 will give way only slightly in 2003 and GDP may rise just a tad. Critical to a more stable and stronger economy is the need to reform the banking system, which may require "draconian" measures.

Germany's economy, the largest in Europe, continues to suffer from very high wage rates (the highest in the world) and rigid labor markets. Its budget deficit is rising to levels in violation of the European Union's fiscal criteria, and the political will to implement remedies seems lacking. As a result, overall EU growth in 2003 may not be much better than 2002's 1.2% rise in GDP.

Most of East Asia's nine economies, including China and South Korea (the two highest growth countries) will see slow growth in 2003 as their export demand softens.

In Latin America, the spotlight will remain on Venezuela, and the status of that country as the fifth largest oil producer. Having suffered a 5.0% decline in GDP in 2002, Venezuela's economy will record very little growth in 2003.

Brazil and Argentina will continue to worry financial markets, as they struggle with heavy debt burdens, outflow of foreign investment, and a serious "brain drain" (which has seen discouraged Argentine migrating to other countries).

The U.S. dollar will weaken further in 2003, spurring a modest gain in export growth. The dollar will not fall far enough, however, to avert a widening trade gap, by constraining import growth. The market fundamentals plus the geopolitical risk surrounding an American-led action with Iraq will weaken the dollar relative to the yen, euro, Mexican peso, and the Canadian dollar in 2003.

Overall, the global picture should brighten somewhat in 2004.

The California Economy

The state's economy will move into a slow growth mode in 2003, with most of the progress made in the second half of the year. After a nonfarm job loss of 0.8 percent in 2002, the state will post growth of 0.7 percent in 2003, accelerating to 1.7 percent job growth in 2004.

Providing the thrust will spending on defense/homeland security, growth in international trade, a modest recovery in tourism, while the tech sector will recover in 2004. New homebuilding will hold slightly above current levels.

Dominant issues on the California economic agenda include bridging a significant budget deficit without hurting the state's economy over the longer run, improving the business environment, and dealing with a variety of infrastructure issues from transportation to water supply.

The Los Angeles County Economy

Los Angeles County's economy also lost nonfarm jobs in 2002 (-0.7 percent), but will see growth of 1.3 percent in 2003 and of 2.0 percent in 2004. The stimulus will be provided by defense/homeland security spending, growth in international trade, a return to more "normal" conditions in the motion picture/TV production industry, and a steady pace in new homebuilding. Tourism should see modest gains in overnight visitors in 2003 and more in 2004. More support will also be provided by work on "public works"-type projects such as expansions at the ports and the new County/USC Hospital.

Dominant issues on the County's economic agenda will include local government finance, and infrastructure issues such as education, transportation, and water supply.

THE OUTLOOK FOR THE NORTH GATEWAY REGION

North Gateway is a vital part of the other or "hidden" Los Angeles. To most people, Los Angeles means the glamour of the entertainment industry, overlooking the fact that the County is the nation's second largest manufacturing center. And North Gateway contains the largest concentration of manufacturing jobs in the County. In fact, it is still a stronghold of the "old" economy, with outsize shares of the County's employment in manufacturing, transportation and wholesale trade.

Moreover, many of the cities in the region are well-established, and have quite distinct (often middle-American) personalities. And two of the Region's cities -- Commerce and Vernon -- are "industrial" cities. Vernon is so focused on business that it has all of 95 residents.

Given its "industrial" orientation, North Gateway has had to cope with a variety of negative forces in recent times, which include:

- *The U.S. recession, which was particularly difficult for manufacturing:* This was important, given the Region's large manufacturing base, with a concentration in metals, mineral products, and apparel. Adding to the pain was the large wholesale base in machinery and electrical goods.
- *Import competition and the strong U.S. dollar:* All types of manufacturing activities have felt these two stings, with the only good news being the recent slippage in the value of the dollar.
- *Disruptions caused by the 2002 port lockout:* This was especially important for the region's logistics companies, which includes freight forwarders, warehousing, and trucking and rail service.
- *Rising operating costs:* After the surge in natural gas and electricity costs in 2001, industry in California has been hit with higher costs for all types of insurance, and is nervously awaiting further cost increases as the state tries to bridge its budget deficit.
- *Lack of large blocks of developable land:* Since it is an "older" region (much of it developed right after World War II), there are few large blocks of developable land in North Gateway. From time to time, opportunities do arise, such as the recycling of old oil fields in Santa Fe Springs and La Mirada, and re-use of excess industrial facilities like the Boeing site in Downey, and the Northrop Grumman site in Pico Rivera. However, both of the latter have seen some of the land go to retail uses, reducing the potential for further growth of manufacturing and logistics in the Region.

Still, North Gateway has some favorable forces working for it, including:

- *Access to a large local business market:* The Region is centrally located to the South Bay and San Gabriel Valley (both business powerhouses) in Los Angeles County, and to the industrial area in north Orange County.
- *Access to a large labor pool:* With its large resident population, the Region can provide essentially any skill or capability. Of note is Cerritos College's various training programs.
- *Logistical links:* With its freeway grid and the two rail intermodal yards, plus its quick access to the ports and LAX, the Region is well positioned for goods distribution.
- *Local sourcing:* As the world's international trade system copes with more stringent security requirements, which will mean higher costs of goods movement and slower transit times, the North Gateway's diverse manufacturing base could see more "domestic" sourcing in the near term.

Economic Indicators

Population: The 2000 Census population count in North Gateway was 1,273,314 (including incorporated cities and unincorporated areas), an increase of 105,185 persons or 9.0 percent over 1990's count. Since the April 1, 2000 Census, the population of the region's incorporated cities has continued to grow. The increase between the latter date and January 1, 2002 is estimated at 32,267 persons. By January 1, 2003, the Region's cities should add 18,303 more residents, moving the total to 1,203,123.

To place North Gateway's population in context, one should compare it to some U.S. metropolitan areas. We will use the 2000 Census count, and the results are rather surprising given the Region's rather low profile. North Gateway is larger than Austin-San Marcos TX (1,250,000), or Nashville TN (1,231,000) areas.

One reason for the low profile is that the largest city in North Gateway is Downey (home of the historic McDonalds and of the Carpenters -- for those of a certain age), with a January 2003 population of 111,900. Only two other cities in the Region have a population of over 100,000, Norwalk with 108,700 residents and South Gate with 100,800.

More demographics: The population of North Gateway has become quite diverse, with 890,706 people in the 2000 Census identifying themselves as Hispanic or Latino (of any race). The next largest group is "white" with a 2000 count of 572,949.

The Region is also on the young side, with a median age of 29.0 years, compared with Los Angeles County's median of 32.0 years. The average household size is a fairly large 3.68 persons, again compared with the County's 2.98. There is a wide distribution in median family income in the Region, with La Habra Heights on the high side at $103,647, and Cudahy on the low side at $28,832.

Employment: Total employment in North Gateway is estimated to have declined by 5,600 jobs or by 1.1 percent in 2002. The distress was fairly evenly distributed, but retail trade and government escaped job losses. In 2003, the Region should add 5,600 jobs, an increase of 1.0 percent, moving the annual average employment to 524,900. The largest gains will come in services, government, and transportation/communications/public utilities.

The largest employment sector in North Gateway is manufacturing, with a 2002 average 129,300 jobs. Despite job losses since 1991 (when the local employment series starts), this sector still maintains a comfortable advantage over services, which has a 2002 average of 118,000 jobs. Of note in the 2003 forecast is a modest uptick in the manufacturing job count.

As to distribution of employment by city in the Region, Santa Fe Springs has the largest job count, 59,423, on a population base of 17,438. The next largest is Commerce with a job count of 50,247 on a population base of 12,568. For the record, Vernon had 45,792 jobs on that tiny population base of 95.

A closer look at manufacturing in North Gateway: The manufacturing base of the Region is rather diverse, but the largest number of firms is found in metal and mineral products with a 24.5 percent share. Following at some distance is apparel and textiles with an 18.5 percent share of total establishments. The next largest sectors are paper and printing at 10.3 percent, followed by petrochemicals and plastics at 9.9 percent.

An interesting note is that average wages in nondurable manufacturing in the Region were about the Los Angeles County average, while wages in the durables sector were well below the County average. This reflects the fact that North Gateway is not as strong in aerospace as it once was.

A closer look at services in North Gateway: The distribution in this sector is more diverse, with the largest number of entities found in health and social services at 20.9 percent. Next is food service at 15.7 percent, followed by finance/insurance/ real estate at 14.5 percent.

Arts and entertainment has a small number of firms, just a 1.4 percent share, but there is a motion picture production facility in the Region, in Downey. It is a creative re-use of an ex-aerospace facility, where some buildings have very high ceilings, large blocks of open space, and fiber-optic cabling.

Firm size: While the Region is oriented toward small business -- 78.4 percent of all firms have between 1 and 19 employees -- it also has some larger firms. There are 46 establishments in the Region with between 500 and 999 employees, while 26 have 1,000 or more workers.

What about the industrial cities? Many people do not know quite what to make of the industrial cities, since their activities are usually low profile. However, research conducted by the LAEDC reveals that Vernon has a very positive economic impact on surrounding communities. It is the source of a large number of well-paying jobs for residents of those communities and, since Vernon has very little retail, employee wages are spent in their home towns. Moreover, since Vernon is all industrial, there are no conflicts between residents and business.

Unemployment: People often ask about unemployment rates for local communities. "County sub-area employment data" provided by the California Employment Development Department still uses County employment shares from the 1990 Census to estimate "current" unemployment rates. Table 7 on page 15 provides the employment/unemployment situation from the 2000 Census, which provides a better base on which to assess the trend in recent unemployment. The overall rate for all cities in the Region according to the Census was 9.1 percent, compared with the County average of 8.2 percent. This reflects North Gateway's fast growing Latino population (including many recent immigrants), many of whom need access to more education so they can move up the occupational and social ladder.

Construction/real estate: Given the well developed nature of North Gateway, residential construction has run at relatively low levels, despite the large population. The bulk of new home construction is singles. Most of the development opportunities are "in-fill" on smaller blocks of land.

There is a lot of "tear-down" activity in the Region, where smaller, older homes on large lots are taken down almost to their foundations (for tax purposes, this is considered an alteration), and something much grander put in place.

Resale home prices in North Gateway indicate that it is a comparative bargain, with the highest median price as of September 2002 found in Cerritos at $398,000.

Nonresidential construction in North Gateway has run at high levels in recent years, with much of the activity reflecting recycling of older industrial sites or old oil land. Activity will be down in 2002, but new industrial construction (which includes logistics facilities) should increase in 2003.

North Gateway's office market is not tracked by most real estate brokers, so it is hard to determine what vacancy rates might be. The Region's industrial market is reported, however. Despite the economic slowdown, North Gateway's industrial vacancy rate over the past two years has held at comparatively low levels, standing at 5.1 percent in the third quarter of 2002. (In the early 1990s, it hit 14.2 percent.) This can be compared with the County average vacancy of 4.1 percent. About 805,000 square feet of new space is under construction.

Major expansions: The LAEDC tracks major business expansions in Southern California, with the definition being a lease or construction value of $1 million or more. Through the first 10 months of 2002, there were 6 such expansions in North Gateway, with 4 being logistics activities. There was one in food processing and one in leather goods.

Retail trade: The retail scene in North Gateway is quite varied. The city of Huntington Park has been a longstanding retail hub for the region, despite its lack of major department stores. It has evolved into a Latin-oriented retail district that draws from a wide market area. Its success has resulted in South Gate developing a retail center that also caters to the Latino market.

There are three "classic" regional malls in the Region, in Montebello, Downey and Whittier. The latter is in the midst of a major make-over, which includes "day-lighting" the facility. Both Target and Wal-Mart have been active in opening stores in the Region, and Kohl's has one firm store site set in Cerritos, with more locations rumored. In addition, there is an outlet mall, the Citadel in Commerce, and an expansion is being planned.

There are lots of older "downtowns" in North Gateway. Efforts are underway to revitalize these areas. In addition, there is a lot of "strip" retail along major roadways in the Region. Both are under threat from the growth of the large value retailers and there are a lot of vacancies especially in the latter.

Taxable retail sales in the region are estimated to have inched ahead by 0.5 percent in 2002 to $8.60 billion, and a 2.0 percent increase to $8.78 billion is forecast for 2003. The latter reflects not only an improving economy, but also the opening of some major new facilities by value retailers.

FORCES THAT WILL IMPACT NORTH GATEWAY'S FUTURE

There are a wide array of forces that will impact the future economic health of North Gateway:

- *The outcome of the effort to bridge the state budget deficit:* This will impact business, consumers and local governments. Given its significant "old economy" business base, North Gateway could be negatively impacted by such proposals as the elimination of the Manufacturing Investment Credit and a "split-roll" tax on nonresidential property.

- *Education:* This is also a major issue for the region as its population is growing, which puts continued pressure on school capacity. And given its large Latino population, which unfortunately has a high drop-out rate from school, a further challenge is stressing not only the importance of education but making career connections for students.

- *Transportation infrastructure:* This is another very critical concern for the Region. The almost overwhelming truck traffic on the 710 and 60 freeways is already a given, but now the 605 freeway is seeing a growing volume of trucks. Container volume at the Long Beach-Los Angeles port complex is projected to grow significantly, and plans to deal with the impact on the freeways are only in the early stages. Another freeway choke point for the Region is on the 5 between the 710 junction south to the 91. There is discussion about widening the freeway, which would take commercial and residential property. Naturally, there is strong opposition. Finally, large trucks are showing up in residential areas, and there could be some conflict over this.

  Rail capacity is also a concern for the Region, as the Alameda Corridor ends there at the two rail yards. Beyond, there are lots of grade crossings, while there is significant projected growth in train traffic. Overall rail capacity is also a concern, given growing passenger traffic on the routes through the region. Unfortunately, California's budget problems could also impact many of these projects, which would mean more congestion and delays.

- *Aging infrastructure:* North Gateway in the scheme of things is an older area, and there are other infrastructure needs. Many of its major highways need upgrading, while water and waste management also need to be addressed.

- *Need for global thinking:* The Region's collection of cities is quite interesting. They have distinct personalities and their own individual concerns. However, they often do not put themselves into the context of the "larger" world, either Los Angeles County, Southern California, or the global economy. For example, discussions are currently underway in Asia about containerships with over 10,000 TEU capacity (current ships have a 5,000 to 6,000 TEU capacity). This will have a future impact on trains and truck traffic (imagine unloading one of these megaships) in many cities in the Region, but are they aware?

- *Communications:* A further complication is that there is no dominant media voice for North Gateway. This inhibits strategic thinking.

- "Opinion leaders" on the Westside of Los Angeles don't have much of a clue about North Gateway, and its needs and concerns. The irony is that the Region is probably more typical of Los Angeles County than the Westside, which gets all the press.

While these are major issues, the future of the North Gateway region is important to Los Angeles County. Not only does the Region generate lots of economic activity, but a lot of economic activity (international trade) moves through it as well.

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STATISTICAL TABLES

Table 2: Population in North Gateway

Incorporated City	1990 Census 4-1-1990	2000 Census 4-1-2000	1-1-2001	1-1-2002	1-1-2003f	'03/'02
Artesia	15,464	16,380	16,600	16,800	17,000	1.2%
Bell	34,365	36,664	37,100	37,600	38,100	1.3%
Bell Gardens	61,815	72,878	73,700	75,100	77,700	3.5%
Bellflower	42,315	44,054	44,550	45,200	45,800	1.3%
Cerritos	53,244	51,488	52,100	53,100	54,000	1.7%
Commerce	12,135	12,568	12,700	12,950	13,050	0.8%
Compton	90,454	93,493	94,600	95,900	97,100	1.3%
Cudahy	22,817	24,208	24,700	25,150	25,600	1.8%
Downey	91,444	107,323	108,700	110,400	111,900	1.4%
Huntington Park	56,129	61,348	62,100	62,900	63,700	1.3%
La Habra Heights	6,226	5,712	5,800	5,925	6,025	1.7%
La Mirada	40,452	46,783	47,300	47,950	48,550	1.3%
Lynwood	61,945	69,845	70,700	71,800	72,800	1.4%
Maywood	27,893	28,083	28,400	28,800	29,200	1.4%
Montebello	59,564	62,150	62,900	63,800	64,600	1.3%
Norwalk	94,279	103,298	104,500	106,700	108,700	1.9%
Paramount	47,669	55,266	55,900	56,700	57,500	1.4%
Pico Rivera	59,177	63,428	64,200	65,200	66,200	1.5%
Santa Fe Springs	15,520	17,438	17,650	17,950	18,200	1.4%
South Gate	86,284	96,375	97,500	99,200	100,800	1.6%
Vernon	82	91	90	95	98	3.2%
Whittier	77,671	83,680	84,600	85,600	86,500	1.1%
Total of incorporated cities	1,056,944	1,152,553	1,166,390	1,184,820	1,203,123	1.5%

Unincorporated Area	4-1-1990	4-1-2000
Walnut Park CDP	14,722	16,180
East La Mirada CDP	9,367	9,538
East Compton CDP	7,967	9,286
West Compton CDP	5,451	5,435
South Whittier CDP	49,514	55,193
West Whittier-Los Nietos CDP	24,164	25,129
Total of unincorporated areas	111,185	120,761
Total of North Gateway	**1,168,129**	**1,273,314**

Source: California Dept. of Finance; U.S. Bureau of the Census; 2003 estimates by LAEDC

Table 3: Age, Households, Families, and Housing Status (Data from 2000 Census)

Area	Total Popluation	Median Age	Total No. of Households	Average Household Size	Total No. of Families	Average Family Size	Total No. of Housing Units	Occupied Housing Units	Vacancy Rate (%)
Artesia city	16,380	33.9	4,470	3.54	3,625	3.87	4,598	4,470	2.8%
Bell city	36,664	25.9	8,918	4.05	7,616	4.27	9,215	8,918	3.2%
Bell Gardens city	44,054	23.8	9,466	4.61	8,511	4.69	9,788	9,466	3.3%
Bellflower city	72,878	29.7	23,367	3.09	17,117	3.59	24,247	23,367	3.6%
Cerritos city	51,488	39.3	15,390	3.34	13,657	3.54	15,607	15,390	1.4%
Commerce city	12,568	28.2	3,284	3.80	2,685	4.17	3,377	3,284	2.8%
Compton city	93,493	25.0	22,327	4.16	18,613	4.45	23,795	22,327	6.2%
Cudahy city	24,208	23.8	5,419	4.47	4,809	4.58	5,542	5,419	2.2%
Downey city	107,323	31.6	33,989	3.11	25,997	3.55	34,759	33,989	2.2%
East Compton CDP	9,286	23.6	1,849	5.01	1,669	4.97	1,945	1,849	4.9%
East La Mirada CDP	9,538	34.8	3,321	2.86	2,482	3.32	3,382	3,321	1.8%
Huntington Park city	61,348	25.6	14,860	4.12	12,663	4.34	15,335	14,860	3.1%
La Habra Heights city	5,712	42.4	1,887	3.03	1,591	3.29	1,951	1,887	3.3%
La Mirada city	46,783	35.4	14,580	3.10	11,523	3.49	14,811	14,580	1.6%
Lynwood city	69,845	24.4	14,395	4.70	12,943	4.76	14,987	14,395	4.0%
Maywood city	28,083	24.9	6,469	4.33	5,698	4.47	6,701	6,469	3.5%
Montebello city	62,150	31.4	18,844	3.28	14,865	3.67	19,416	18,844	2.9%
Norwalk city	103,298	29.7	26,887	3.79	22,522	4.08	27,554	26,887	2.4%
Paramount city	55,266	25.6	13,972	3.93	11,334	4.31	14,591	13,972	4.2%
Pico Rivera city	63,428	30.6	16,468	3.83	13,872	4.12	16,807	16,468	2.0%
Santa Fe Springs city	17,438	33.1	4,834	3.35	3,779	3.82	4,933	4,834	2.0%
South Gate city	96,375	26.0	23,213	4.15	20,063	4.37	24,269	23,213	4.4%
South Whittier CDP	55,193	29.2	14,673	3.74	12,273	3.99	15,008	14,673	2.2%
Vernon city	91	28.8	25	3.64	23	3.78	26	25	3.8%
Walnut Park CDP	16,180	27.0	3,610	4.48	3,192	4.62	3,814	3,610	5.3%
West Compton CDP	5,435	31.3	1,535	3.53	1,210	3.90	1,576	1,535	2.6%
West Whittier-Los Nietos CDP	25,129	30.5	6,720	3.73	5,599	4.04	6,857	6,720	2.0%
Whittier city	83,680	32.8	28,271	2.88	20,470	3.38	28,977	28,271	2.4%
Total of these areas	1,273,314	29.1	343,043	3.67	280,401	3.99	353,868	343,043	3.1%

Source: US Dept. of Commerce, Bureau of the Census, Census 2000 Summary File 3

Table 4: Income & Housing Costs (Data from 2000 Census)

Area	Median Family Income	Median Non-family Household Income	Median Gross Rent ($)	… as % of Household Income (%)	Median Owner Cost as % of Household Income	… for Those With a Mortgage	… for Those Without a Mortgage
Artesia city	47,017	31,823	795	24.6	22.4	27.0	9.9
Bell city	30,504	16,138	642	29.3	28.5	32.1	12.1
Bellflower city	42,822	25,532	704	26.9	22.9	26.0	9.9
Bell Gardens city	30,419	14,902	665	29.1	29.7	33.3	11.8
Cerritos city	76,944	40,236	1,260	28.4	22.1	24.1	9.9
Cudahy city	28,833	12,267	677	28.4	29.4	32.7	14.2
Commerce city	36,572	13,164	623	29.2	21.7	28.3	9.9
Compton city	33,021	17,038	597	33.4	26.7	30.2	13.2
Downey city	50,017	28,045	731	25.5	22.5	27.6	9.9
East Compton CDP	30,160	13,269	615	31.2	27.2	29.9	9.9
East La Mirada CDP	59,063	25,093	745	28.3	20.3	23.9	9.9
Huntington Park city	29,844	14,513	590	28.6	28.2	31.4	10.8
La Habra Heights city	103,647	74,519	746	18.4	21.3	26.1	9.9
La Mirada city	66,598	30,874	870	29.7	22.2	25.3	9.9
Lynwood city	35,808	16,626	629	30.0	28.4	30.4	10.1
Maywood city	30,361	17,917	602	29.3	28.4	31.2	10.8
Montebello city	41,257	23,041	698	27.8	21.8	26.6	9.9
Norwalk city	47,524	26,600	767	27.5	23.2	26.5	9.9
Paramount city	37,276	25,073	720	28.1	25.1	28.0	9.9
Pico Rivera city	45,422	15,460	700	28.2	23.3	28.4	9.9
Santa Fe Springs city	49,867	19,435	747	27.7	21.0	24.9	9.9
South Gate city	35,789	20,852	620	28.0	27.0	29.8	9.9
South Whittier CDP	49,756	28,818	748	26.0	24.3	27.5	9.9
Walnut Park CDP	36,875	15,816	580	29.6	27.0	32.6	9.9
Vernon city	63,750	18,750	289	12.5	32.5	32.5	0.0
West Whittier-Los Nietos CDP	47,699	21,922	774	28.3	22.1	26.3	9.9
West Compton CDP	40,280	26,217	688	29.8	26.3	30.6	12.4
Total of these areas	44,010	23,327	721	28.2	24.6	28.2	10.4

Source: US Dept. of Commerce, Bureau of the Census, Census 2000 Summary File 3

Table 5: Employment by Industry

Industry	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002e	2003f
Agriculture/Forestry/Fishing	1,700	1,300	1,300	1,300	1,600	1,600	1,500	1,400	1,600	1,600	1,500	1,500	1,600
Mining & Construction	19,500	17,000	16,400	16,200	16,200	16,300	16,900	17,800	17,100	17,800	18,400	17,800	18,200
Manufacturing	140,900	132,400	128,200	127,100	132,700	133,900	139,000	139,400	141,100	134,500	133,900	129,300	129,600
Durable	80,800	73,900	69,700	67,700	67,800	66,500	69,400	70,600	69,400	63,700	61,900	59,000	59,400
Nondurable	60,100	58,500	58,500	59,400	64,900	67,400	69,600	68,800	71,700	70,800	72,000	70,300	70,200
Trans/Comm/Pub Util	31,900	32,000	32,100	32,200	33,000	31,400	31,500	33,300	36,600	39,000	40,000	40,000	41,000
Wholesale Trade	68,200	65,900	63,100	63,200	64,100	65,100	66,000	67,300	71,600	71,500	71,300	71,000	71,500
Retail Trade	73,200	71,900	70,900	71,200	73,100	74,200	76,200	75,100	75,800	76,800	78,300	79,100	80,300
Finan/Insur/Real Estate	13,800	12,800	12,500	11,200	11,300	11,500	11,100	11,800	11,700	11,300	13,900	14,100	14,300
Services	86,100	85,700	90,800	99,100	105,000	112,900	116,300	122,500	118,500	118,800	120,000	118,000	119,000
Government	41,100	38,000	37,900	80,500	77,800	68,900	45,700	41,500	42,900	44,500	47,700	48,500	49,300
Non-classified	1,200	900	1,200	1,600	900	600	100	0	0	100	100	200	200
Total	477,600	457,900	454,400	503,600	515,700	516,400	504,300	510,100	516,900	515,900	525,100	519,500	525,000

Source: California Employment Development Dept.,ES202 data, adjusted by LAEDC

Table 6: Average Wages by Industry Sectors, 2001

	North Gateway		Los Angeles County
Agriculture	$ 24,111	=	$ 24,251
Mining & Construction	44,622	>	41,246
Manufacturing - Durable	36,411	<<	47,406
Manufacturing - Nondurable	33,365	>	31,439
Transport./Comm./Pub.Util.	36,447	<	40,718
Wholesale Trade	41,394	<	42,604
Retail Trade	26,018	=	26,588
Finance/Insur./Real Estate	34,631	<<	60,291
Services	28,124	<<	40,146
Government	38,609	<	44,212

Note: double signs to highlight differences greater than $10,000 per year
Source: California Employment Development Dept.,ES202 data

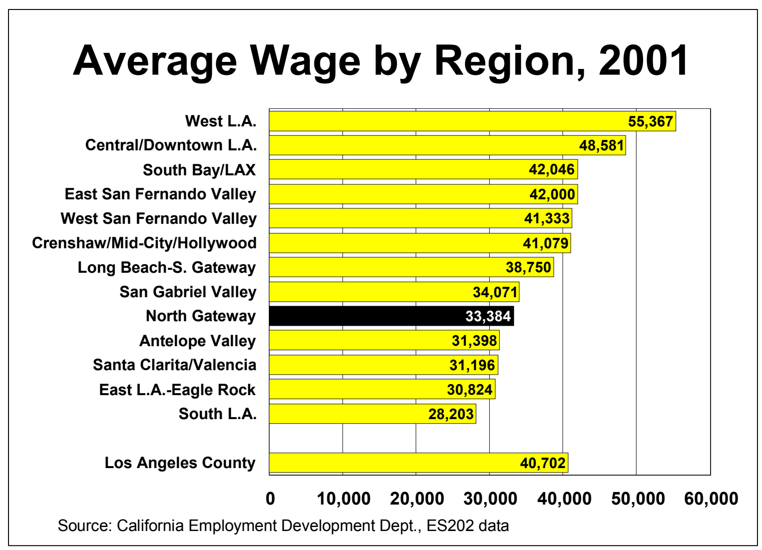


Table 7: Employment Situation (Data from 2000 Census)

Area	Population Aged 16 and Up	In Labor Force	In Civilian Labor Force	Employed	Unemployed	Unemp. Rate (%)	Male Unemp. Rate (%)	Female Unemp. Rate (%)	Not in Labor Force
Artesia city	12,447	7,244	7,236	6,789	447	6.2%	6.8%	5.3%	5,203
Bell city	25,083	13,925	13,912	12,406	1,506	10.8%	9.3%	13.1%	11,158
Bell Gardens city	28,180	14,941	14,933	13,048	1,885	12.6%	10.6%	15.5%	13,239
Bellflower city	51,688	31,897	31,863	29,322	2,541	8.0%	7.4%	8.6%	19,791
Cerritos city	40,728	25,441	25,424	24,366	1,058	4.2%	4.2%	4.1%	15,287
Commerce city	8,789	4,726	4,718	4,013	705	14.9%	13.9%	16.3%	4,063
Compton city	60,618	31,421	31,421	27,119	4,302	13.7%	12.5%	15.1%	29,197
Cudahy city	15,379	8,485	8,485	7,557	928	10.9%	9.0%	13.7%	6,894
Downey city	79,395	47,213	47,182	44,108	3,074	6.5%	6.3%	6.8%	32,182
East Compton CDP	5,711	3,191	3,191	2,735	456	14.3%	11.6%	17.9%	2,520
East La Mirada CDP	7,173	4,687	4,687	4,414	273	5.8%	6.1%	5.5%	2,486
Huntington Park city	41,519	23,016	23,016	20,307	2,709	11.8%	9.9%	14.4%	18,503
La Habra Heights city	4,320	2,562	2,562	2,487	75	2.9%	4.0%	1.4%	1,758
La Mirada city	35,869	22,415	22,390	21,162	1,228	5.5%	5.1%	5.9%	13,454
Lynwood city	45,775	24,132	24,121	20,998	3,123	12.9%	11.6%	14.7%	21,643
Maywood city	18,538	10,550	10,545	9,339	1,206	11.4%	8.7%	15.5%	7,988
Montebello city	45,994	25,052	25,042	22,867	2,175	8.7%	8.4%	9.0%	20,942
Norwalk city	73,541	42,846	42,782	39,231	3,551	8.3%	8.3%	8.3%	30,695
Paramount city	36,631	21,312	21,305	18,858	2,447	11.5%	10.3%	13.0%	15,319
Pico Rivera city	45,882	25,337	25,317	23,489	1,828	7.2%	5.7%	9.1%	20,545
Santa Fe Springs city	13,003	6,946	6,931	6,457	474	6.8%	5.2%	8.8%	6,057
South Gate city	65,419	35,804	35,782	32,200	3,582	10.0%	8.8%	11.7%	29,615
South Whittier CDP	38,519	24,406	24,356	22,580	1,776	7.3%	6.7%	8.1%	14,113
Vernon city	58	38	38	38	0	0.0%	0.0%	0.0%	20
Walnut Park CDP	11,285	5,612	5,605	5,024	581	10.4%	10.0%	11.0%	5,673
West Compton CDP	3,730	2,096	2,096	1,823	273	13.0%	14.3%	11.9%	1,634
West Whittier-Los Nietos CDP	18,197	10,837	10,837	9,876	961	8.9%	8.2%	9.6%	7,360
Total of these areas	833,471	476,132	475,777	432,613	43,164	9.1%	8.3%	10.1%	357,339

Source: US Dept. of Commerce, Bureau of the Census, Census 2000 Summary File 3

Table 8: Number of Firms by Employment Size Categories and Area, March 1999

City/Area	Total No. of Estab.	No. of Establishments by Employment Size: 1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	Total No. of Employees	Annual Payroll ($000s)	Average Annual Wage ($)
Artesia	781	349	146	122	96	38	22	7	0	1	15,439	424,658	27,506
Bell/Bell Gardens/Cudahy	897	420	195	119	112	31	19	0	0	1	13,282	320,777	24,151
Bellflower	1,026	574	207	138	71	23	8	2	1	2	12,975	314,948	24,273
Cerritos	1,248	629	224	172	128	47	33	9	1	5	28,653	915,544	31,953
City Of Commerce	1,221	317	200	230	242	127	68	26	9	2	50,247	1,724,092	34,312
Compton	1,377	469	225	234	226	119	74	20	9	1	45,613	1,558,392	34,166
Downey	1,904	1,028	369	236	166	54	38	7	3	3	31,203	822,720	26,367
Huntington Park	898	472	162	109	100	36	16	3	0	0	12,398	286,870	23,138
La Mirada [1]	864	424	144	112	104	40	32	4	2	2	18,237	547,601	30,027
Los Angeles [2]	2	1	0	1	0	0	0	0	0	0		not disclosed	
Lynwood	493	264	92	48	61	17	8	2	0	1	8,144	218,883	26,877
Maywood	222	114	44	34	21	6	2	1	0	0	2,718	49,960	18,381
Montebello	1,271	612	248	194	133	45	29	6	3	1	23,127	591,758	25,587
Norwalk	1,022	537	202	124	103	34	16	4	1	1	15,340	403,812	26,324
Paramount	1,030	439	212	174	134	39	25	6	1	0	17,503	523,851	29,929
Pico Rivera	704	337	113	104	79	44	24	2	1	0	13,092	414,277	31,644
Santa Fe Springs	2,339	794	458	401	417	158	91	9	10	1	59,423	2,003,339	33,713
South Gate	962	450	203	131	100	44	29	3	0	2	18,092	512,483	28,326
Vernon	1,194	317	186	185	258	125	98	23	1	1	45,792	1,371,044	29,941
Whittier [3]	2,515	1,345	512	324	204	85	33	6	4	2	34,552	942,872	27,288
Total [4]	21,970	9,892	4,142	3,192	2,755	1,112	665	140	46	26	465,830	13,947,881	29,942
% of Total	100.0%	45.0%	18.9%	14.5%	12.5%	5.1%	3.0%	0.6%	0.2%	0.1%			

Notes:

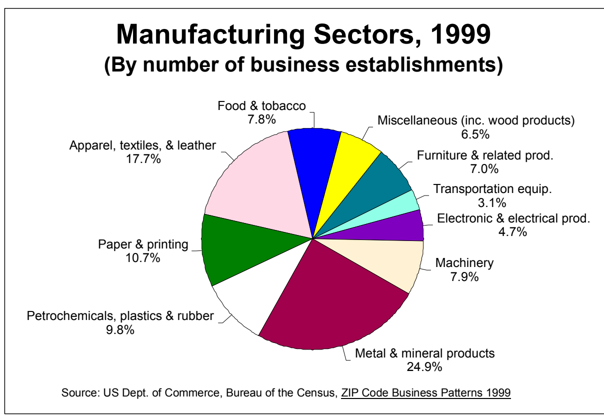
1) La Mirada has a large firm with employment between 1,000 and 2,500 whose data is not included in the employment, payroll, and wage calculations.
2) Some firms have ZIP codes that are labeled as "Los Angeles" even though they are not in the City of Los Angeles
3) Whittier has a large firm with employment between 100 and 250 whose data is not included in the employment, payroll, and wage calculations.
4) The total of employment (and the associated payroll data) does not include the non-disclosed data, which can range from 1,170 to 2,820 workers. The total firm count, however, is not affected by the non-disclosure issues.

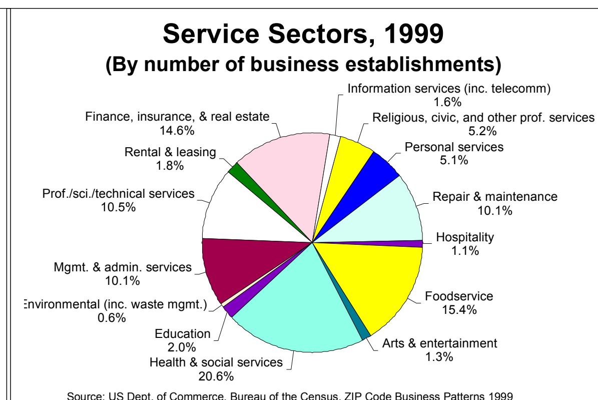
Source: US Dept. of Commerce, Bureau of the Census, ZIP Code Business Patterns 1999

Table 9: Number of Firms by Employment Size Categories and Industry, March 1999

	NAICS Sector	Total No. of Estab.	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	% of Total
			No. of Establishments by Employment Size									
11	Forestry, fishing, hunting, and agriculture support	7	2	2	1	2	0	0	0	0	0	0.0%
21	Mining	7	3	3	1	0	0	0	0	0	0	0.0%
22	Utilities	28	5	9	6	3	3	2	0	0	0	0.1%
23	Construction	1,156	574	207	167	142	36	24	4	1	1	5.3%
31	Manufacturing	3,243	720	472	549	735	397	290	63	15	2	14.8%
42	Wholesale trade	3,331	1,263	673	606	487	176	98	22	5	1	15.2%
44	Retail trade	3,092	1,427	772	424	286	110	61	11	0	1	14.1%
48	Transportation & warehousing	822	305	160	137	110	66	36	5	2	1	3.7%
51	Information	178	88	26	28	14	16	4	1	0	1	0.8%
52	Finance & insurance	832	452	171	110	72	22	4	0	1	0	3.8%
53	Real estate & rental & leasing	791	517	145	75	32	15	4	2	1	0	3.6%
54	Professional, scientific & technical services	1,034	660	178	93	63	19	16	1	4	0	4.7%
55	Management of companies & enterprises	137	35	15	23	31	13	14	4	1	1	0.6%
56	Admin, support, waste mgt, remediation services	913	399	151	108	115	59	50	15	9	7	4.2%
61	Educational services	198	52	46	50	38	5	4	1	0	2	0.9%
62	Health care and social assistance	2,034	1,099	452	266	121	54	26	5	4	7	9.3%
71	Arts, entertainment & recreation	108	54	12	11	16	9	3	0	1	2	0.5%
72	Accommodation & food services	1,626	675	265	284	317	74	11	0	0	0	7.4%
81	Other services (except public administration)	2,020	1,246	347	232	150	25	15	3	2	0	9.2%
95	Auxiliaries (exc corporate, subsidiary & regional mgt)	90	18	17	16	20	13	3	3	0	0	0.4%
99	Unclassified establishments	323	298	19	5	1	0	0	0	0	0	1.5%
	Total	21,970	9,892	4,142	3,192	2,755	1,112	665	140	46	26	100.0%

Source: US Dept. of Commerce, Bureau of the Census, ZIP Code Business Patterns 1999





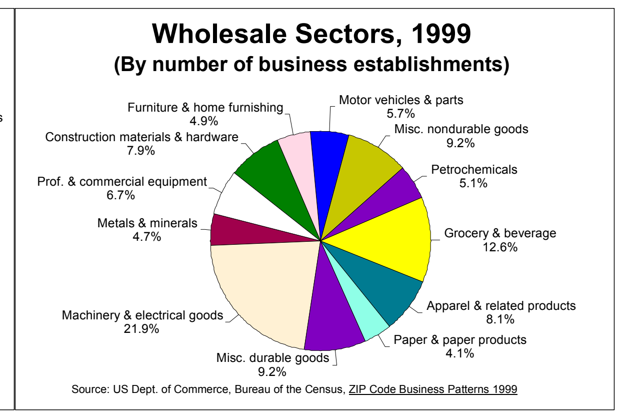


Table 10: Residential Housing Permits Issued (pg. 1 of 3)

Single-Family Housing Units

City	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Artesia	7	1	5	2	2	2	4	6	1	15	4	5
Bell	0	4	3	5	4	1	2	0	0	1	0	0
Bell Gardens	19	28	7	9	4	4	5	0	0	4	5	54
Bellflower	57	42	18	17	7	11	7	10	34	26	73	42
Cerritos	2	17	0	0	0	3	56	0	0	0	15	2
Commerce	8	5	8	4	3	1	2	2	0	0	0	0
Compton	19	26	27	5	16	11	17	23	48	20	6	20
Cudahy	20	13	1	0	4	12	0	1	0	18	23	19
Downey	75	37	45	17	14	12	9	28	15	16	25	49
Huntington Park	21	14	3	5	1	2	3	1	19	0	0	16
La Habra Heights	23	16	9	2	4	4	6	5	4	16	22	7
La Mirada	137	132	105	112	1	0	114	167	69	39	0	3
Lynwood	5	10	12	18	26	11	6	38	35	17	34	35
Maywood	4	9	11	5	1	1	0	0	5	4	2	1
Montebello	13	5	9	9	6	3	8	2	10	7	0	7
Norwalk	37	45	5	9	2	58	2	10	8	16	12	2
Paramount	21	62	24	6	5	36	11	29	17	10	1	12
Pico Rivera	3	0	8	19	1	41	29	59	133	71	4	41
Santa Fe Springs	2	0	2	0	0	3	17	0	2	3	2	2
South Gate	12	140	14	10	43	4	1	20	1	37	8	2
Vernon	0	0	0	0	0	0	0	0	0	0	0	0
Whittier	42	29	16	11	6	12	14	21	7	11	18	12
Total North Gateway (incorporated cities only)	527	635	332	265	150	232	313	422	408	331	254	331

Table 10: Residential Housing Permits Issued (pg. 2 of 3)

Multi-Family Housing Units

City	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Artesia	36	19	7	4	3	0	0	8	0	3	8	4
Bell	15	13	10	9	0	85	2	0	0	3	0	0
Bell Gardens	89	109	40	124	2	0	4	0	0	0	4	0
Bellflower	132	82	17	0	3	4	0	0	26	4	2	0
Cerritos	0	0	0	0	0	0	0	0	0	126	72	0
Commerce	0	2	3	24	19	22	2	0	0	0	0	0
Compton	49	2	20	2	17	39	6	2	6	2	0	4
Cudahy	0	18	0	0	0	0	0	2	38	0	40	0
Downey	229	18	28	0	0	0	22	0	9	2	46	0
Huntington Park	16	10	10	4	174	0	180	0	0	0	0	82
La Habra Heights	0	0	0	0	0	0	0	0	0	0	0	0
La Mirada	198	0	0	0	52	0	0	0	161	0	122	0
Lynwood	49	30	0	7	6	2	4	10	0	0	0	7
Maywood	2	3	5	2	2	0	0	0	2	0	2	4
Montebello	76	2	2	0	0	0	0	0	0	160	0	75
Norwalk	43	157	32	0	24	0	17	0	0	76	128	0
Paramount	333	20	23	7	0	3	0	2	0	0	0	2
Pico Rivera	6	12	34	0	0	0	0	55	0	0	0	0
Santa Fe Springs	2	28	0	0	25	0	0	0	0	0	25	0
South Gate	56	26	2	2	4	0	0	0	0	0	0	4
Vernon	0	0	0	0	0	0	0	0	0	0	0	0
Whittier	19	11	3	17	0	3	36	2	0	0	4	0
Total North Gateway (incorporated cities only)	1,350	562	236	202	331	158	273	81	242	376	453	182

Table 10: Residential Housing Permits Issued (pg. 3 of 3)

Total New Housing Units (Single Family + Multi-Family)

City	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Artesia	43	20	12	6	5	2	4	14	1	18	12	9
Bell	15	17	13	14	4	86	4	0	0	4	0	0
Bell Gardens	108	137	47	133	6	4	9	0	0	4	9	54
Bellflower	189	124	35	17	10	15	7	10	60	30	75	42
Cerritos	2	17	0	0	0	3	56	0	0	126	87	2
Commerce	8	7	11	28	22	23	4	2	0	0	0	0
Compton	68	28	47	7	33	50	23	25	54	22	6	24
Cudahy	20	31	1	0	4	12	0	3	38	18	63	19
Downey	304	55	73	17	14	12	31	28	24	18	71	49
Huntington Park	37	24	13	9	175	2	183	1	19	0	0	98
La Habra Heights	23	16	9	2	4	4	6	5	4	16	22	7
La Mirada	335	132	105	112	53	0	114	167	230	39	122	3
Lynwood	54	40	12	25	32	13	10	48	35	17	34	42
Maywood	6	12	16	7	3	1	0	0	7	4	4	5
Montebello	89	7	11	9	6	3	8	2	10	167	0	82
Norwalk	80	202	37	9	26	58	19	10	8	92	140	2
Paramount	354	82	47	13	5	39	11	31	17	10	1	14
Pico Rivera	9	12	42	19	1	41	29	114	133	71	4	41
Santa Fe Springs	4	28	2	0	25	3	17	0	2	3	27	2
South Gate	68	166	16	12	47	4	1	20	1	37	8	6
Vernon	0	0	0	0	0	0	0	0	0	0	0	0
Whittier	61	40	19	28	6	15	50	23	7	11	22	12
Total North Gateway (incorporated cities only)	1,877	1,197	568	467	481	390	586	503	650	707	707	513

Source: Construction Industry Research Board

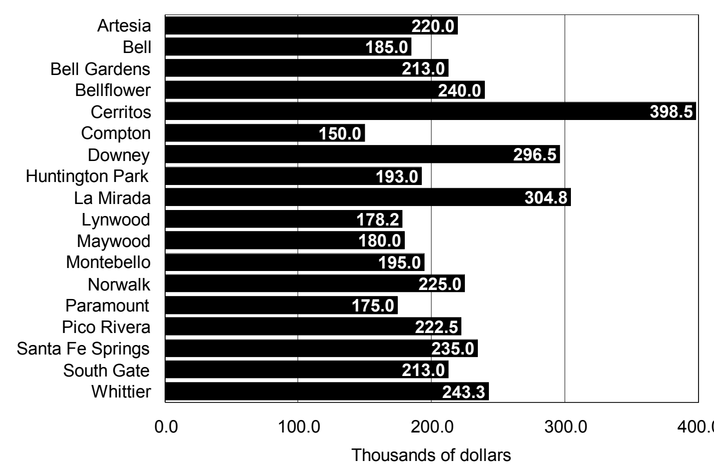
Table 11: Median Home Prices of Sold Homes by Area

City	Sept., 1996	Sept., 1997	Sept., 1998	Sept., 1999	Sept., 2000	Sept., 2001	Sept., 2002	'00-'01 % Change	'01-'02 % Change
Artesia	$ 150,000	$ 142,000	$ 155,500	$ 181,500	$ 210,000	$ 228,000	$ 220,000	8.57%	-3.51%
Bell	150,000	144,000	127,500	169,000	151,500	165,000	185,000	8.91%	12.12%
Bell Gardens	155,500	145,000	116,750	149,000	160,500	182,750	213,000	13.86%	16.55%
Bellflower	146,000	149,500	159,000	172,500	180,000	201,500	240,000	11.94%	19.11%
Cerritos	218,000	220,000	264,500	268,500	295,000	332,500	398,500	12.71%	19.85%
Compton	110,000	105,000	105,000	120,000	125,000	130,000	150,000	4.00%	15.38%
Downey	163,750	175,000	176,250	185,500	211,000	230,000	296,500	9.00%	28.91%
Huntington Park	140,000	135,000	115,450	146,000	148,000	141,000	193,000	-4.73%	36.88%
La Mirada	167,000	165,500	184,000	205,250	226,000	244,500	304,750	8.19%	24.64%
Lynwood	132,000	120,000	125,250	131,500	140,000	154,000	178,182	10.00%	15.70%
Maywood	137,500	137,000	144,000	150,500	147,000	160,500	180,000	9.18%	12.15%
Montebello	152,000	146,000	154,000	179,000	187,500	217,000	195,000	15.73%	-10.14%
Norwalk	135,000	129,750	142,000	151,250	159,000	185,000	225,000	16.35%	21.62%
Paramount	103,500	79,000	101,250	98,000	115,000	123,000	175,000	6.96%	42.28%
Pico Rivera	140,000	135,500	136,000	155,500	155,000	184,750	222,500	19.19%	20.43%
Santa Fe Springs	134,000	160,000	161,250	158,500	166,000	190,500	235,000	14.76%	23.36%
South Gate	145,000	132,500	133,000	141,000	147,250	178,500	213,000	21.22%	19.33%
Whittier	150,000	155,250	162,000	175,000	190,000	210,000	243,250	10.53%	15.83%

Note: Many factors influence the prices of homes sold in a given period. For areas with small sample size, fluctuations in prices may reflect more of the difference in quality of the units sold rather than changes in market conditions.

Source: California Association of Realtors

Median Home Sale Price, Sept. 2002



Note: Cities with few home sales (Commerce, Cudahy, and La Habra Heights) are not shown
Source: California Association of Realtors

Table 12: Nonresidential Construction Permits Value
(All nonresidential construction, in $1,000s)

City	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Artesia	3,303.5	2,859.6	3,055.4	1,238.1	1,649.6	2,716.3	902.6	1,982.2	868.0	2,356.2	1,067.7	7,239.4
Bell	3,063.9	3,531.3	1,696.8	150.4	98.0	400.4	404.3	0.0	1,288.2	1,577.1	1,046.6	558.6
Bell Gardens	8,782.4	2,763.3	3,303.9	744.3	1,381.5	1,783.4	473.7	538.0	324.3	2,047.4	1,452.1	2,008.8
Bellflower	7,461.7	7,822.8	4,414.4	4,337.1	3,677.0	7,258.7	2,676.8	1,310.9	6,123.5	3,862.2	3,595.9	15,702.5
Cerritos	66,783.8	14,136.4	11,832.3	19,532.6	29,862.4	16,369.6	23,210.0	32,723.5	21,693.8	22,810.4	33,883.0	53,949.0
Commerce	52,410.3	33,845.8	25,118.1	15,685.2	17,153.0	20,701.4	36,000.0	17,462.6	66,575.2	54,761.7	20,719.7	20,836.3
Compton	18,811.1	19,582.3	11,010.3	12,943.6	12,962.1	6,351.1	23,242.6	10,457.0	8,553.8	8,003.4	9,076.9	12,095.3
Cudahy	5,830.0	344.0	14.0	0.0	1,750.0	1,246.0	15.0	158.2	190.3	981.9	266.2	263.3
Downey	67,011.9	13,320.0	13,582.2	10,719.9	19,464.0	7,894.3	30,538.2	15,143.9	27,546.8	11,416.0	25,484.1	19,148.6
Huntington Park	20,248.6	10,933.5	13,061.9	10,784.7	4,697.6	6,108.3	4,622.5	8,584.0	10,733.9	3,293.8	8,241.5	8,816.4
La Habra Heights	769.4	592.9	633.6	996.9	189.0	102.1	317.7	943.4	345.9	704.2	402.7	773.7
La Mirada	14,625.7	32,537.7	8,998.2	3,968.0	26,462.7	7,922.9	9,977.0	17,697.1	28,108.1	18,130.8	23,164.7	14,865.7
Lynwood	4,404.6	2,877.3	2,309.0	1,515.9	1,171.6	1,564.8	4,826.8	937.9	10,731.8	3,444.2	1,668.6	2,667.0
Maywood	1,300.3	2,606.8	897.7	2,553.3	1,160.1	714.4	310.0	192.0	221.0	192.0	211.0	223.0
Montebello	6,506.0	2,508.7	9,805.9	9,441.1	1,538.8	8,721.1	5,974.0	4,426.0	3,776.0	3,901.0	3,428.2	3,441.5
Norwalk	10,450.8	1,154.7	1,620.9	4,283.5	4,265.0	7,482.5	3,980.2	3,220.6	8,190.5	12,738.8	15,731.0	13,402.4
Paramount	19,852.4	3,080.2	5,777.3	8,766.4	4,439.7	2,134.9	2,465.3	7,097.1	8,077.6	3,447.7	6,779.4	3,328.2
Pico Rivera	6,417.8	7,760.4	20,217.4	5,775.5	5,161.1	4,952.4	5,927.9	6,844.5	6,612.0	6,481.0	6,664.5	30,262.2
Santa Fe Springs	64,430.8	25,534.7	21,568.3	17,985.0	20,732.5	27,454.9	35,662.5	32,933.3	113,015.9	99,219.1	72,780.6	77,355.0
South Gate	17,782.5	25,192.7	22,528.8	8,630.5	12,245.8	11,943.5	7,777.3	15,153.1	14,930.7	28,496.5	21,702.5	9,596.9
Vernon	21,441.7	17,865.7	15,196.8	14,917.4	12,652.8	21,140.1	7,053.0	5,760.0	6,160.0	7,012.0	6,599.0	9,030.0
Whittier	16,402.4	18,495.3	11,587.3	4,581.9	6,410.7	9,669.9	8,788.3	7,876.1	7,374.5	18,615.3	10,185.0	14,583.2
Total incorp. areas	438,091.6	249,346.2	208,230.5	159,551.2	189,125.0	174,633.1	215,145.8	191,441.3	351,441.8	313,492.8	274,151.0	320,146.8

Source: Construction Industry Research Board

Table 13: Hotel Occupancy and Rates

	Annual Room Supplies	Annual Occupied Rooms	Occupancy Rate	Average Daily Rate	% Change From Prior Year
1996	551,150	376,795	68.4%	$ 75.75	
1997	551,150	393,674	71.4%	79.92	5.5%
1998	551,150	363,669	66.0%	88.18	10.3%
1999	551,150	382,156	69.3%	88.64	0.5%
2000	551,150	414,122	75.1%	89.58	1.1%
2001	567,210	377,878	66.6%	93.59	4.5%
2002e	615,390	372,800	60.6%	91.25	-2.5%
2003f	615,390	384,700	62.5%	92.75	1.6%

Note: The data here refers to the area called "Whittier/I-5 Corridor" by PKF Consulting. This area is not exactly the same as the "North Gateway" defined by LAEDC.

Source: PKF Consulting

Table 14: Industrial Vacancy Rates

Year	Qtr	North Gateway		LA County	Year	Qtr	North Gateway		LA County
1990	Q1	11.5%	>	9.2%	1997	Q1	6.5%	<	6.7%
	Q2	N/A	n/a	9.8		Q2	6.3	<	6.5
	Q3	N/A	n/a	9.2		Q3	6.2	>	6.0
	Q4	11.5	>	9.2		Q4	5.9	<	6.2
1991	Q1	10.9	>	9.7	1998	Q1	6.5	>	5.3
	Q2	11.8	>	9.5		Q2	5.1	>	4.9
	Q3	12.3	>	10.1		Q3	5.8	>	5.2
	Q4	13.0	>	11.0		Q4	8.2	>	5.6
1992	Q1	14.3	>	13.1	1999	Q1	9.7	>	5.4
	Q2	14.2	>	12.3		Q2	8.1	>	5.2
	Q3	13.4	>	12.4		Q3	5.7	>	4.1
	Q4	13.8	>	12.4		Q4	6.5	>	4.3
1993	Q1	13.8	>	12.6	2000	Q1	6.3	>	4.1
	Q2	12.0	<	12.8		Q2	5.0	<	5.2
	Q3	12.3	<	12.9		Q3	5.5	>	4.0
	Q4	12.1	<	13.3		Q4	5.4	>	3.6
1994	Q1	12.3	>	11.7	2001	Q1	5.7	>	4.2
	Q2	10.3	<	11.6		Q2	7.6	>	3.9
	Q3	8.8	<	11.3		Q3	7.6	>	4.7
	Q4	6.3	<	10.4		Q4	6.4	>	4.5
1995	Q1	7.6	<	9.4	2002	Q1	6.1	>	4.6
	Q2	6.0	<	8.8		Q2	6.3	>	4.3
	Q3	6.1	<	8.2		Q3	5.1	>	4.1
	Q4	7.0	<	8.0					
1996	Q1	5.9	<	8.0					
	Q2	5.7	<	7.7					
	Q3	6.7	<	7.3					
	Q4	6.7	<	7.2					

Source: Grubb & Ellis Research Services

Table 15: Taxable Retail Sales in the Cities in North Gateway

City	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	% Change '00-'01
Artesia	100.1	96.9	108.1	97.5	101.6	101.8	103.63	108.65	111.08	111.81	111.74	116.31	4.1%
Bell	99.5	99.3	99.5	88.2	91.5	95.6	95.04	95.90	98.07	114.17	126.48	139.76	10.5%
Bell Gardens	339.4	280.1	293.3	322.4	337.1	323.9	323.01	316.14	329.15	363.33	403.90	432.59	7.1%
Bellflower	92.9	99.7	99.4	95.2	85.6	91.9	92.15	93.03	97.60	98.81	108.02	106.04	-1.8%
Cerritos	1,100.4	1,095.7	1,129.4	1,108.2	1,252.6	1,290.5	1,361.38	1,378.20	1,481.95	1,615.77	1,743.69	1,821.00	4.4%
Commerce	234.5	239.5	255.7	254.7	284.0	317.3	335.49	335.22	319.14	370.81	350.24	313.62	-10.5%
Compton	189.9	182.7	178.1	170.2	169.7	168.9	171.75	157.11	182.41	187.06	205.21	205.67	0.2%
Cudahy	52.4	49.7	46.6	47.2	47.3	44.1	48.73	51.89	52.62	56.84	62.74	60.97	-2.8%
Downey	745.9	645.9	610.5	616.3	651.5	653.9	698.92	765.55	783.36	865.30	936.38	956.21	2.1%
Huntington Park	242.0	233.3	228.5	242.5	258.8	261.7	268.29	260.56	271.12	292.42	327.63	368.91	12.6%
La Habra Heights	0.5	0.5	0.5	0.6	0.4	0.3	0.41	0.28	0.56	0.51	0.61	0.73	19.3%
La Mirada	178.2	189.2	204.5	210.3	226.9	224.1	245.84	271.69	263.85	297.78	380.13	313.86	-17.4%
Lynwood	110.6	111.8	110.2	95.0	101.0	101.5	106.31	128.75	137.00	155.34	166.74	168.41	1.0%
Maywood	52.3	51.1	53.7	48.7	52.4	55.5	55.99	55.03	56.15	59.05	59.93	62.69	4.6%
Montebello	487.3	464.9	471.8	465.4	488.2	482.0	567.63	526.83	641.27	682.13	688.83	645.84	-6.2%
Norwalk	532.3	482.5	476.1	406.6	400.0	413.7	432.90	422.05	422.84	495.68	566.05	587.00	3.7%
Paramount	160.5	143.0	170.5	160.4	189.8	196.4	207.40	208.25	224.58	238.99	239.88	254.90	6.3%
Pico Rivera	228.8	218.7	214.2	209.1	210.8	230.4	222.64	233.60	241.29	261.43	271.52	244.37	-10.0%
Santa Fe Springs	491.2	418.3	403.0	429.2	465.7	461.2	459.78	485.86	552.69	604.76	684.29	630.02	-7.9%
South Gate	300.9	266.1	287.1	298.2	287.4	290.5	286.43	291.53	326.93	383.64	466.39	481.58	3.3%
Vernon	62.6	48.4	50.8	53.5	57.3	60.4	49.76	57.58	60.70	78.05	86.58	64.65	-25.3%
Whittier	482.6	459.2	450.8	457.1	453.9	463.8	460.02	481.69	506.28	534.20	593.06	589.97	-0.5%
Total for these areas:	6,284.8	5,876.5	5,942.3	5,876.4	6,213.5	6,329.4	6,593.5	6,725.4	7,160.6	7,867.9	8,580.0	8,565.1	-0.2%

Source: California State Board of Equalization

Table 16: Major Corporations Headquartered in North Gateway

Firms with over $100 million in revenue in 2000

Company	City	Revenue in 2000 ($bil.)
Unified Western Grocers	Commerce	3.07
Smart & Final Inc.	Commerce	1.86
California Dairies Inc.	Artesia	1.83
Meritage Inc.	Santa Fe Springs	0.47
99 Cents Only Stores	Commerce	0.45
Sasco Electric	Cerritos	0.38
Belkin Components	Compton	0.37
Arden Group Inc.	Compton	0.36
BCBG Max Azria	Vernon	0.31
Weber Distribution Warehouses Inc.	Santa Fe Springs	0.30
Norm Reeves Honda Superstore	Cerritos	0.29
Oltmans Construction Co.	Whittier	0.27
Aquircorps Norwalk Auto	Norwalk	0.17
Coaster Co. of America	Santa Fe Springs	0.16
We\orldtec Group Intl.	Cerritos	0.13
Pusan Pipe America Inc.	Santa Fe Springs	0.12
Matt Construction Corp.	Santa Fe Springs	0.12
Paco Steele & Engineering	Compton	0.11

Source: Los Angeles Business Journal, Book of Lists 2002

U.S. Census Bureau

Table DP-1. Profile of General Demographic Characteristics: 2000
Geographic Area: North Gateway (as defined by LAEDC)

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see text.

Subject	Number	Percent	Subject	Number	Percent
Total population	1,301,360	100.0%	**HISPANIC OR LATINO AND RACE**		
			Total population	1,301,360	100.0%
SEX AND AGE			Hispanic or Latino (of any race)	890,706	68.4%
Male	641,977	49.3%	Mexican	709,078	54.5%
Female	659,383	50.7%	Puerto Rican	5,521	0.4%
			Cuban	7,803	0.6%
Under 5 years	118,358	9.1%	Other Hispanic or Latino	168,304	12.9%
5 to 9 years	129,838	10.0%	Not Hispanic or Latino	410,654	31.6%
10 to 14 years	115,265	8.9%	White alone	205,326	15.8%
15 to 19 years	107,328	8.2%			
20 to 24 years	102,785	7.9%	**RELATIONSHIP**		
25 to 34 years	210,711	16.2%	**Total population**	1,301,360	100.0%
35 to 44 years	186,790	14.4%	In households	1,285,979	98.8%
45 to 54 years	137,040	10.5%	Householder	350,064	26.9%
55 to 59 years	47,257	3.6%	Spouse	197,557	15.2%
60 to 64 years	37,124	2.9%	Child	487,452	37.5%
65 to 74 years	59,675	4.6%	Own child under 18 years	352,802	27.1%
75 to 84 years	38,269	2.9%	Other relatives	177,154	13.6%
85 years and over	10,920	0.8%	Under 18 years	63,032	4.8%
			Nonrelatives	73,752	5.7%
Median age (years)	29.0	(X)	Unmarried partner	21,440	1.6%
			In group quarters	15,381	1.2%
18 years and over	873,273	67.1%	Institutionalized population	8,642	0.7%
Male	422,779	32.5%	Noninstitutionalized population	6,739	0.5%
Female	450,494	34.6%			
21 years and over	809,622	62.2%	**HOUSEHOLD BY TYPE**		
62 years and over	130,047	10.0%	**Total households**	350,064	100.0%
65 years and over	108,864	8.4%	Family households (families)	286,023	81.7%
Male	44,371	3.4%	With own children under 18 years	167,704	47.9%
Female	64,493	5.0%	Married couple family	197,557	56.4%
			With own children under 18 years	119,581	34.2%
RACE			Female householder, no husband present	62,792	17.9%
One race	1,240,615	95.3%	With own children under 18 years	35,690	10.2%
White	572,949	44.0%	Nonfamily households	64,041	18.3%
Black or African American	96,072	7.4%	Householder living alone	50,620	14.5%
American Indian and Alaska Native	13,617	1.0%	Householder 65 years and over	21,901	6.3%
Asian	90,485	7.0%			
Asian Indian	7,804	0.6%	Households with individuals under 18 years	192,343	54.9%
Chinese	16,105	1.2%	Households with individuals 65 years and over	79,638	22.7%
Filipino	25,693	2.0%			
Japanese	6,941	0.5%	Average household size	3.68	(X)
Korean	21,118	1.6%	Average family size	4.00	(X)
Vietnamese	4,449	0.3%			
Other Asian[1]	8,375	0.6%	**HOUSING OCCUPANCY**		

Native Hawaiian and Other Pacific Islander	4,221	0.3%	**Total housing units**	361,303	100.0%
Native Hawaiian	523	0.0%	Occupied housing units	350,064	96.9%
Guamanian or Chamorro	466	0.0%	Vacant housing units	11,239	3.1%
Samoan	2,454	0.2%	For seasonal, recreational, or occasional use	912	0.3%
Other Pacific Islander[2]	778	0.1%			
Some other race	463,271	35.6%	Homeowner vacancy rate (percent)	1.5%	(X)
Two or more races	60,745	4.7%	Rental vacancy rate (percent)	2.4%	(X)
Race alone or in combination with one or more other races:[3]			**HOUSING TENURE**		
White	624,408	48.0%	**Occupied housing units**	350,064	100.0%
Black or African American	101,894	7.8%	Owner-occupied housing units	188,004	53.7%
American Indian and Alaska Native	20,658	1.6%	Renter-occupied housing units	162,060	46.3%
Asian	99,225	7.6%			
Native Hawaiian and Other Pacific Islander	6,735	0.5%	Average household size of owner-occupied unit	3.80	(X)
Some other race	511,497	39.3%	Average household size of renter-occupied unit	3.57	(X)

- Represents zero or rounds to zero. (X) Not applicable.

[1]Other Asian alone, or two or more Asian categories.

[2]Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3]In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000, Summary File 1 data.

U.S. Census Bureau

DP-2. Profile of Selected Social Characteristics: 2000
Geographic Area: North Gateway (as defined by LAEDC)
[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	435,114	100.0
Nursery school, preschool	21,404	4.9
Kindergarten	25,831	5.9
Elementary school (grades 1-8)	202,785	46.6
High school (grades 9-12)	99,337	22.8
College or graduate school	85,757	19.7
EDUCATIONAL ATTAINMENT		
Population 25 years and over	730,178	100.0
Less than 9th grade	166,940	22.9
9th to 12th grade, no diploma	137,327	18.8
High school graduate (includes equivalency)	163,241	22.4
Some college, no degree	133,742	18.3
Associate degree	39,716	5.4
Bachelor's degree	61,637	8.4
Graduate or professional degree	27,575	3.8
Percent high school graduate or higher	58.3	(X)
Percent bachelor's degree or higher	12.2	(X)
MARITAL STATUS		
Population 15 years and over	939,519	100.0
Never married	314,124	33.4
Now married, except separated	478,975	51.0
Separated	30,729	3.3
Widowed	50,370	5.4
Female	40,825	4.3
Divorced	65,321	7.0
Female	40,278	4.3
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	59,166	100.0
Grandparent responsible for grandchildren	16,155	27.3
VETERAN STATUS		
Civilian population 18 years and over	875,943	100.0
Civilian veterans	58,260	6.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	372,608	100.0
With a disability	28,568	7.7

Subject	Number	Percent
NATIVITY AND PLACE OF BIRTH		
Total poplulation	1,305,076	100.0
Native	813,106	62.3
Born in United States	802,018	61.5
State of residence	663,538	50.8
Different state	138,480	10.6
Born outside United States	11,088	0.8
Foreign born	491,970	37.7
Entered 1990 to March 2000	143,731	11.0
Naturalized citizen	173,864	13.3
Not a citizen	318,106	24.4
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	491,970	100.0
Europe	9,979	2.0
Asia	66,516	13.5
Africa	3,555	0.7
Oceania	1,265	0.3
Latin America	408,497	83.0
Northern America	2,158	0.4
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	1,187,270	100.0
English only	405,258	34.1
Language other than English	782,012	65.9
Speak English less than '"very well"'	408,271	34.4
Spanish	685,623	57.7
Speak English less than '"very well"'	363,506	30.6
Other Indo-European languages	22,725	1.9
Speak English less than '"very well"'	8,072	0.7
Asian and Pacific Island languages	67,519	5.7
Speak English less than '"very well"'	34,513	2.9
ANCESTRY (single and multiple)		
Total population	1,305,076	100.0
Total ancestries reported	1,259,543	96.5
Arab	5,852	0.4
Czech[1]	1,308	0.1
Danish	2,406	0.2
Dutch	9,279	0.7
English	31,145	2.4
French (except Basque)[1]	11,450	0.9
French Canadian[1]	2,592	0.2
German	43,958	3.4
Greek	1,804	0.1
Hungarian	1,793	0.1

Population 21 to 64 years	699,588	100.0	Irish[1]	33,055	2.5
With a disability	166,971	23.9	Italian	19,425	1.5
Percent employed	51.5	(X)	Lithuanian	401	0.0
No disability	532,617	76.1	Norwegian	4,878	0.4
Percent employed	65.2	(X)	Polish	5,342	0.4
Population 65 years and over	105,927	100.0	Portuguese	3,736	0.3
With a disability	49,646	46.9	Russian	3,697	0.3
			Scotch-Irish	6,261	0.5
			Scottish	6,218	0.5
RESIDENCE IN 1995			Slovak	406	0.0
Population 5 years and over	1,187,270	100.0	Subsaharan African	5,607	0.4
Same house in 1995	651,434	54.9	Swedish	5,067	0.4
Different house in the U.S. in 1995	485,987	40.9	Swiss	773	0.1
Same county	431,380	36.3	Ukrainian	721	0.1
Different county	54,607	4.6	United States or American	26,458	2.0
Same state	39,554	3.3	Welsh	1,999	0.2
Different state	15,053	1.3	West Indian (excluding Hispanic groups)	1,780	0.1
Elsewhere in 1995	49,849	4.2	Other ancestries	1,022,132	78.3

-Represent zero or rounds to zero.   (X) Not applicable.

[1] The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000, Summary File 3 data.

U.S. Census Bureau

DP-3. Profile of Selected Economic Characteristics: 2000

Geographic Area: North Gateway (as defined by LAEDC)

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	918,244	100.0
In labor force	527,638	57.5
Civilian labor force	527,235	57.4
Employed	480,425	52.3
Unemployed	46,810	5.1
Percent of civilian labor force	8.9	(X)
Armed Forces	403	0.0
Not in labor force	390,606	42.5
Females 16 years and over	473,090	100.0
In labor force	236,134	49.9
Civilian labor force	236,108	49.9
Employed	212,969	45.0
Own children under 6 years	129,513	100.0
All parents in family in labor force	61,459	47.5
COMMUTING TO WORK		
Workers 16 years and over	466,923	100.0
Car, truck, or van -- drove alone	325,186	69.6
Car, truck, or van -- carpooled	87,087	18.7
Public transportation (including taxicab)	24,575	5.3
Walked	12,990	2.8
Other means	7,756	1.7
Worked at home	9,329	2.0
Mean travel time to work (minutes)[1]	28.6	(X)
Employed civilian population 16 years and over	480,425	100.0
OCCUPATION		
Management, professional, and related occupations	108,513	22.6
Service occupations	68,776	14.3
Sales and office occupations	140,421	29.2
Farming, fishing, and forestry occupations	1,116	0.2
Construction, extraction, and maintenance occupations	44,020	9.2
Production, transportation, and material moving occupations	117,579	24.5
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	1,089	0.2
Construction	25,620	5.3
Manufacturing	104,424	21.7
Wholesale trade	33,145	6.9

Subject	Number	Percent
INCOME IN 1999		
Households	351,591	100.0
Less than $10,000	30,238	8.6
$10,000 to $14,999	23,148	6.6
$15,000 to $24,999	48,647	13.8
$25,000 to $34,999	47,365	13.5
$35,000 to $49,999	61,038	17.4
$50,000 to $74,999	70,293	20.0
$75,000 to $99,999	36,171	10.3
$100,000 to $149,999	24,766	7.0
$150,000 to $199,999	5,724	1.6
$200,000 or more	4,201	1.2
Median household income (dollars)	42,204	(X)
With earnings	296,152	84.2
Mean earnings (dollars)[1]	51,353	(X)
With Social Security income	76,879	21.9
Mean Social Security income (dollars)[1]	10,880	(X)
With Supplemental Security Income	21,356	6.1
Mean Supplemental Security Income (dollars)[1]	6,646	(X)
With public assistance income	25,773	7.3
Mean public assistance income (dollars)[1]	5,096	(X)
With retirement income	46,963	13.4
Mean retirement income (dollars)[1]	15,856	(X)
Families	288,784	100.0
Less than $10,000	19,686	6.8
$10,000 to $14,999	16,873	5.8
$15,000 to $24,999	39,457	13.7
$25,000 to $34,999	39,483	13.7
$35,000 to $49,999	51,145	17.7
$50,000 to $74,999	60,347	20.9
$75,000 to $99,999	31,565	10.9
$100,000 to $149,999	21,626	7.5
150,000 to $199,999	4,957	1.7
$200,000 or more	3,645	1.3
Median family income (dollars)	44,568	(X)
Median earnings (dollars):		
Male full-time, year-round workers	30,354	(X)
Female full-time, year-round workers	24,807	(X)

Retail trade	53,834	11.2
Transportation and warehousing, and utilities	32,049	6.7
Information	11,177	2.3
Finance, insurance, real estate, and rental and leasing	24,098	5.0
Professional, scientific, management, administrative, and waste management services	36,667	7.6
Educational, health and social services	81,497	17.0
Arts, entertainment, recreation, accommodation and food services	33,542	7.0
Other services (except public administration)	26,872	5.6
Public administration	16,411	3.4
CLASS OF WORKER		
Private wage and salary workers	386,641	80.5
Government workers	63,541	13.2
Self-employed workers in own not incorporated business	28,579	5.9
Unpaid family workers	1,664	0.3

Subject	Number below poverty level	Percent below poverty level
POVERTY STATUS IN 1999		
Families	41,383	14.3
With related children under 18 years	35,780	18.6
With related children under 5 years	19,718	22.3
Families with female householder, no husband present	16,516	27.8
With related children under 18 years	14,774	35.2
With related children under 5 years	7,323	43.4
Individuals	220,935	17.2
18 years and over	125,033	14.4
65 years and over	10,489	9.9
Related children under 18 years	93,990	22.5
Related children 5 to 17 years	66,849	22.1
Unrelated individuals 15 years and over	38,434	30.6

-Represent zero or rounds to zero. (X) Not applicable.

[1] If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000, Summary File 3 data.

U.S. Census Bureau

DP-4. Profile of Selected Housing Characteristics: 2000
Geographic Area: North Gateway (as defined by LAEDC)
[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent
Total housing units	363,242	100.0
UNITS IN STRUCTURE		
1-unit, detached	216,507	59.6
1-unit, attached	33,406	9.2
2 units	8,086	2.2
3 or 4 units	20,797	5.7
5 to 9 units	21,026	5.8
10 to 19 units	17,718	4.9
20 or more units	36,601	10.1
Mobile home	8,830	2.4
Boat, RV, van, etc.	271	0.1
YEAR STRUCTURE BUILT		
1999 to March 2000	2,035	0.6
1995 to 1998	5,226	1.4
1990 to 1994	10,605	2.9
1980 to 1989	29,828	8.2
1970 to 1979	55,300	15.2
1960 to 1969	68,984	19.0
1940 to 1959	163,440	45.0
1939 or earlier	27,824	7.7
ROOMS		
1 room	24,234	6.7
2 rooms	48,778	13.4
3 rooms	64,080	17.6
4 rooms	60,923	16.8
5 rooms	68,729	18.9
6 rooms	52,787	14.5
7 rooms	26,023	7.2
8 rooms	11,157	3.1
9 or more rooms	6,531	1.8
Median (rooms)	4.3	(X)
Occupied Housing Units	351,305	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	66,067	18.8
1995 to 1998	106,986	30.5
1990 to 1994	53,211	15.1
1980 to 1989	52,911	15.1
1970 to 1979	37,658	10.7
1969 or earlier	34,472	9.8
VEHICLES AVAILABLE		
None	38,641	11.0
1	115,998	33.0
2	123,433	35.1
3 or more	73,233	20.8

Subject	Number	Percent
OCCUPANTS PER ROOM		
Occupied housing units	351,305	100.0
1.00 or less	234,463	66.7
1.01 to 1.50	42,333	12.1
1.51 or more	74,509	21.2
Specified owner-occupied units	170,218	100.0
VALUE		
Less than $50,000	2,309	1.4
$50,000 to $99,999	5,715	3.4
$100,000 to $149,999	36,557	21.5
$150,000 to $199,000	70,597	41.5
$200,000 to $299,999	40,086	23.5
$300,000 to $499,999	12,962	7.6
$500,000 to $999,999	1,652	1.0
$1,000,000 or more	340	0.2
Median (dollars)	181,065	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	132,963	78.1
Less than $300	688	0.4
$300 to $499	4,235	2.5
$500 to $699	6,218	3.7
$700 to $999	16,779	9.9
$1,000 to $1,499	54,747	32.2
$1,500 to $1,999	33,124	19.5
$2,000 or more	17,172	10.1
Median (dollars)	1,378	(X)
Not mortgaged	37,255	21.9
Median (dollars)	259	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	46,200	27.1
15 to 19 percent	22,018	12.9
20 to 24 percent	21,972	12.9
25 to 29 percent	18,639	11.0
30 to 34 percent	13,657	8.0
35 percent or more	46,086	27.1
Not computed	1,646	1.0
Specified renter-occupied units	162,496	100.0
GROSS RENT		
Less than $200	2,745	1.7
$200 to $299	2,808	1.7
$300 to $499	18,288	11.3

HOUSE HEATING FUEL		
Utility Gas	278,734	79.3
Bottled, Tank, or LP gas	4,082	1.2
Electricity	49,969	14.2
Fuel oil, kerosene, etc.	25	0.0
Coal or coke	21	0.0
Wood	1,064	0.3
Solar energy	1,026	0.3
Other fuel	192	0.1
No fuel used	16,192	4.6
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	3,504	1.0
Lacking complete kitchen facilities	3,931	1.1
No telephone service	6,785	1.9

$500 to $749	75,964	46.7
$750 to $999	41,313	25.4
$1,000 to $1,499	16,179	10.0
$1,500 or more	2,103	1.3
No cash rent	3,096	1.9
Median (dollars)	723	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	22,284	13.7
15 to 19 percent	22,978	14.1
20 to 24 percent	22,003	13.5
25 to 29 percent	17,861	11.0
30 to 34 percent	13,005	8.0
35 percent or more	57,350	35.3
Not computed	7,015	4.3

-Represent zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000, Summary File 3 data.

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