

## **Appendix A – GIS Methodology**

## **Appendix A. GIS Methodology**

This study focuses on four key study areas in the South Bay – the Artesia Corridor, the Hawthorne Corridor, Riviera Village Center, and Torrance Center. The geographic analyses were conducted using a number of methods, software applications, and data sources. The software, data sources, and technical methodologies for creating the geographic analyses are described below.

### **Software**

ERA uses ArcMap 9.2 and ArcCatalog 9.2 to perform geographic analyses and create maps of study areas, land uses, business and employment concentrations, and shopping center markets. Microsoft Excel is used to open and convert database files from ArcMap (.dbf format) into spreadsheet format (.xls format).

### **Data Sources**

Raw data for these analyses were gathered from multiple sources:

Base Map (Block Points, Block Groups, Census Tracts, Counties, Oceans, and other geographic feature boundaries): ESRI ArcGIS Business Analyst Extension

Street Network: TeleAtlas via ESRI ArcGIS Business Analyst Extension

Study Areas: Solimar Research Group

Land Use Parcel Map & Data: Los Angeles County Assessor's Office, Parcel Shapefile and Local Roll, current through 12/31/06

Business Data (Employment, Sales Volume, etc.): InfoUSA via ESRI Business Analyst

Shopping Center Data (Location, Gross Sq. Feet, Type, etc.): Directory of Major Malls via ESRI ArcGIS Business Analyst Extension

### **Study Area Geographies**

#### **Study Area Rings**

Solimar Research Group provided the geographic location and extent for each of the four key study areas in ArcGIS Shapefile format. Each study area was defined in terms of an inner ring and an outer ring.

Centers:

For Riviera Village and Torrance Centers, the inner ring has a radius of 0.25 miles from a central intersection, as defined by Solimar and SCAG in previous work. The outer ring for each center has a radius of 0.50 miles. The outer ring does not include the inner ring and so has a hollow core.

Corridors:

For the Artesia and Hawthorne Corridors, the inner ring has a radius of 0.25 miles from a primary corridor of approximately 1 mile, defined at each end by major intersections. The outer ring for each corridor has a radius of 0.50 miles from the primary corridor. The outer ring does not include the inner ring and has a hollow core.

ERA defined an additional level of geography for each study area corridor – two centers, located at the major intersections at each end of the primary corridor. This results in four additional centers of study. Because the study area corridors (Artesia, Hawthorne) are significantly larger than the study area centers (Riviera Village, Torrance), defining a set of centers within each corridor allows for a more appropriate comparison with the Riviera Village and Torrance centers in certain types of analysis. The “corridor centers” have an inner ring with a radius of 0.25 miles from the major intersection, and an outer ring with a radius of 0.5 miles from the major intersection. The outer ring has a hollow core.

Study Area Rings are utilized as the primary geographic boundary for analysis and aggregation of demographic, business, and shopping center data.

### **Parcel Approximations of Study Areas**

Land Use data originates at the individual parcel level. In order to analyze land use patterns such as residential density, ERA created parcel approximations of the Study Area Rings. These “Parcel Rings” approximate the shape and area of the Study Area Rings as closely as possible, but allow for the use of intact parcel data during analysis.

The Parcel Rings for each study area were created in ArcMap by the following process:

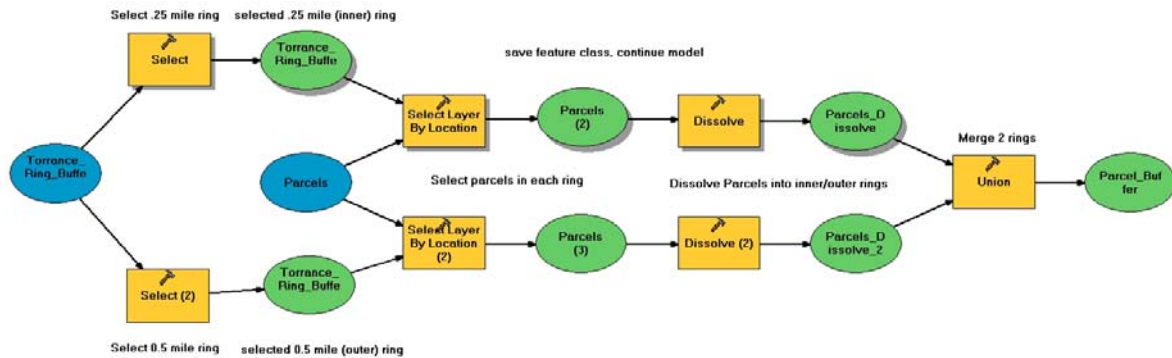
- Open LA County parcel map containing approximately 2.3 million records (source: LA County Assessor’s Office)

- Select by location: parcels with centroids in the 0.25 and 0.5 mile study area rings > Export selected parcels into a new feature class > Add Ring ID field to each parcel to identify it as the inner or outer ring of the study area (this set of parcel data was retained for later analyses) > Dissolve each set of parcels data into a single ring (one inner and one outer) > Merge the rings into a final layer

This process was undertaken for each of the four study areas

Figure 1 shows a conceptual ArcMap model of the individual geoprocessing steps to accomplish this task

**Figure 1 Geoprocessing Steps to Create Parcel Buffer from Ring Buffer (ex. Hawthorne)**



Note: The “Add Field” steps referenced in the text are omitted in the diagram for ease of display purposes.

Source: Economics Research Associates

## Demographic Analysis

### Geography

Demographic analyses were conducted using study area rings as the geographic boundaries.

### Data

Demographic data is provided by ESRI via the ESRI ArcGIS Business Analyst Extension. Projections for 2007 and 2012 are current as of July 1, 2007 and based on forecasts using Census 2000 data released to date. Data of interest is too numerous to enumerate but includes population, age, income, housing status, race, ethnicity, and employment information, among others.

### Methodology

Household residents were allocated to each study area by the following process:

Open Business Analyst > Go to Reports > Go to Existing Trade Area > Select *Artesia* > Set preferences: Store ID = ring ID (to aggregate data based on inner and outer rings) > Select reports: Demographic and Income Report; Comprehensive Report > Run Analysis > Export data (.pdf > .xls) for further analysis and manipulation

These steps were repeated for each study area by changing the data in *italics*

## Land Use Analysis

### Geography

Land use analyses were conducted using parcel rings as the geographic boundaries.

## Data

Data for each parcel (source: LA County Assessor's Local Roll) in the form of a Microsoft Access database was joined to the LA County parcel map based on matching Assessor Parcel Numbers. The Local Roll provides a number of key data fields used in our analysis:

Land Use – a four digit code specifying the parcel's actual current use, regardless of how it is zoned, including vacancy status and condominium status.

Assessed Land Value – the assessed value of the land in each parcel

Assessed Improvement Value – the assessed value of the improvements (buildings and structures) in each parcel

## Methodology

Land Uses were condensed from the four digit Assessor's codes into fourteen text-based classifications, per the following conversion, and displayed using the indicated RGB color code:

<b>ERA Land Use Classification</b>	<b>LA County Land Use Code</b>	<b>RGB</b>
Residential 1 Unit	01XX, 07XX	255-255-0
Residential 2-4 Units	02XX, 03XX, 04XX	254-153-41
Residential 5+ Units	05XX, 08XX, 09XX, 12XX	171-121-3
Mixed Use	12XX	102-37-6
Commercial	10XX, 11XX, 13XX-16XX, 18XX, 20XX, 21XX, 23XX- 26XX, 28XX, 29XX, 61XX, 63XX	255-0-0
Office/Professional	17XX, 19XX	255-127-127
Parking Lot	27XX	25-25-25
Industrial	3XXX	94-44-160
Recreational	60XX, 62XX, 64XX, 65XX-69XX	144-238-144
Institutional	7XXX	0-0-255
Municipal or Utility	81XX, 88XX, 89XX	102-119-205
Natural Resources/Extraction	82XX-87XX	56-26-96
Agricultural	4XXX, 5XXX	35-100-35
Unknown	80XX	190-190-190

Note: “X” values may be any number or letter

In addition, condominiums and vacant land were classified in a second iteration using the original parcel data set, according to the following:

ERA Overlay Description	LA County Land Use Code	Symbol
Condominiums	XXXX	Cross-hatch (ex. \\\ \\ )
Vacant	XXXV	For calculations only

These reclassifications were accomplished in ArcMap using an “If/Else IF” Visual Basic script.

To create land use maps, ERA mapped the Parcel Rings by using the ERA classification as the symbolized display field.

An analytical data set was created for four major land use categories of interest:

Residential, including residential 1 unit, residential 2-4 units, and residential 5+ units

Retail & Commercial, including commercial and mixed use

Office/Professional, including office/professional

Other, including parking lot, industrial, agricultural, recreational, institutional, municipal or utility, natural resources/extraction, and unknown

All land, including all land use fields

For each category of interest, in each study area, the analytical data set was created by the following process:

Open parcel ring land use data set for the study area in ArcMap

Select by attribute: all parcels in the specific category(s) of interest (e.g. residential as defined above) >

Export selection to new feature class > Note the number of parcels (for later analysis) > Dissolve the parcels feature class to a new feature class, with calculations on the Land Value (sum), Improvement Value (sum), and Built Sq. Feet (sum) (note that the dissolve function automatically calculates the total area of the new data set) > Export the data from the dissolved feature class into database format (.dbf > .xls)

## Business & Employment Concentration Analysis

### Geography

Business and employment analyses were conducted using study area rings as the geographic boundaries.

### Data

Business data is provided by InfoUSA (www.infousa.com) via the ESRI ArcGIS Business Analyst Extension.

Business locations were automatically geocoded using TeleAtlas Address point and range data. According to

ESRI, InfoUSA collects information on approximately 12 million private and public US companies, and the data is current through January 2007. For more information on the data set and geocoding process.

ERA utilized the following data fields for each business record:

Sales Volume – estimated sales volume

Employee Count – the number of employees employed by that business location

## **Methodology**

Businesses were allocated to each study area by the following process:

Open the geocoded business dataset in ArcMap

Select by location: businesses with centroids within the study area ring > Export selection to new feature class > Export the data for the feature class into database format (.dbf > .xls)

## **Shopping Center Market Analysis**

### **Geography**

Shopping center analyses were conducted using the greater South Bay as the geographic boundary.

### **Data**

Shopping center data is provided by the Directory of Major Malls (DMM) ([www.directoryofmajormalls.com](http://www.directoryofmajormalls.com)) via the ESRI ArcGIS Business Analyst Extension. According to ESRI, DMM tracks information for more than 4,000 major shopping center and malls across the country that have a gross leasable area of at least 225,000 square feet. Lifestyle and specialty centers of any size are also included in the dataset. Data is current through January 2007. For more information on the data set and geocoding process.

ERA utilized the following data fields for each shopping center record:

Gross Leasable Area – gross leasable area in square feet of retail space

### **Methodology**

Shopping center markets were developed by the following process:

Pull out and segment shopping centers:

Open shopping center dataset in ArcMap.

Select shopping centers in the South Bay via point-and-click > Export selection into new feature class

Segment shopping centers by type based on gross leasable area:

Neighborhood Centers, GLA between 50,000 and 100,000 SF

Community Centers, GLA between 100,000 and 300,000 SF

Regional Centers, GLA between 300,000 and 650,000 SF

Super Regional Centers, GLA > 650,000 SF

There were no centers less than 50,000 SF

Source: *Shopping Center Development Handbook*. Urban Land Institute: Washington, DC: ULI, 1999. p8

Develop market areas for each center by type:

Market areas are the minimum population required to support a specific type of shopping center. A market area for each type of center was defined using the following minimum populations for each center type:

Neighborhood: 3,000 residents

Community: 40,000 residents

Regional: 150,000 residents

Super Regional: 300,000 residents

Source: *Shopping Center Development Handbook*. Urban Land Institute: Washington, DC: ULI, 1999. p8

Market areas were developed for each shopping center in the study area using the ESRI Business Analyst Threshold Ring Tool:

Open South Bay shopping center feature class > Select by attribute: all *neighborhood centers* > Open Business Analyst > Go to Trade Area > Select No Customer Data Required > Select Threshold Rings > Set preferences: threshold layer = block groups; field to aggregate = 2007 household population; ring size = 40,000 > Run analysis > Add layer back to map

These steps were repeated for each shopping center type, using the corresponding minimum population, by changing the data in *italics*

Market areas for each shopping center were symbolized appropriately and plotted against the location of the existing study areas to visually show how many and what types of shopping centers serve the resident population of the different study areas



## **Appendix B – Zoning Codes and Definitions**

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<b>Zoning Code</b>	<b>Definition</b>
<b><u>Torrance</u></b>	
R-1	Single family residence district
R-2	Two family residence district
R-3	Limited multiple family residence district
R-R-3	Restricted multiple family residence district
R-4	Unlimited multiple family residence district
R-5	Highrise residential district
L-P	Limited professional office district
A-1	Light agricultural district
C-1	Retail commercial district
C-2	General commercial district
C-3	Solely commercial district
C-4	Shopping center district
C-5	Conditional commercial district
C-R	Restricted commercial district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
M-L	Limited manufacturing district
P-1	Open area - planting - parking
P-U	Public use district
HMD	Hospital-medical-dental district
RTH	Residential townhouse district
R-H	Hillside and local coastal overly district
P-D	Planned development district
<b><u>Hawthorne</u></b>	
H	Horticultural classification
R-1	Low-density residential classification
R-2	Medium-density residential classification
R-3	High-density residential classification
R-4	Maximum-density residential—Restricted service classification
C-1	Freeway commercial/mixed use
C-2	Local commercial classification
C-3	General commercial classification
M-P	Industrial park classification
M-1	Limited industrial classification
M-2	Heavy industrial classification
T10 Zone	Trucking intensive overlay zone
<b><u>Redondo Beach</u></b>	
R-1	Single-Family Residential
R-1A	Single-Family Residential
R-2	Low Density Multiple-Family Residential
R-3	Low Density Multiple-Family Residential Zones: R-3 and R-3A
RMD	Medium Density Multiple-Family Residential Zone
RH	High Density Multiple-Family Residential Zones: RH-1, RH-2, RH-3
R-MHP	Mobile Home Park Zone
C-1	Commercial Zone
C-2	Commercial Zones: C-2, C-2A, C-2B, C-2-PD
C-3	Commercial Zones: C-3, C-3B, C-3-PD
C-4	Commercial Zones: C-4, C-4A, C-4B, C-4-PD
MU-1	Mixed Use Zone
MU-3	Mixed Use Zones: MU-3, MU-3B, MU-3C
CR	Regional Commercial Zone
CC	Catalina Corridor Zone
W	Waterfront Zones: W, W-VCS, W-VCN
I-1	Industrial Zones: I-1, I-1A, I-1B
I-2	Industrial Zone
IC-1	Industrial-Commercial Zone
P-CIV	Civic Center Zone
P-RVP	Riviera Village Parking Zone
P-ROW	Right-of-Way Zone
P-CF	Community Facility Zone
P-PRO	Parks, Recreation, and Open Space Zone
P-SF	School Facility Zone
H	Historic Overlay Zone
PLD	Planned Development Overlay Zone
MU	Mixed-Use Overlay Zone
RIV	Riviera Village Overlay Zone

Source: Individual cities municipal code

## Appendix C – Infrastructure Matrix

### Appendix C - Infrastructure Matrix

	Hawthorne	Torrance	Redondo Beach
<b>Water</b>	Projected use and capacity currently adequate	Projected use and capacity currently adequate	Projected use and capacity currently adequate
<b>Wastewater</b>	Projected use and capacity currently adequate	Projected use and capacity currently adequate	Projected use and capacity currently adequate
<b>Solid Waste</b>	44% diversion rate of solid waste, still under 50% target Only 0.6 park acres per 1000 residents	Generated 290,591 tons of waste, only 13% diverted, worst in South Bay	Generated 109,771 tons of waste, only 24% diverted, second worst in South Bay
<b>Parks and Open Space</b>	Of 7 intersections measured, all 7 had LOS* rating at E or F** Zero bikeways	Current ratio adequate	Current ratio adequate Two intersections with LOS* rating at E or F**, expected to grow worse
<b>Roadways</b>		Of 160 intersections, 32 had LOS* rating at E or F**	
<b>Bikeways</b>		Current ratio adequate	Current ratio adequate
<b>Implications</b>	Must create additional open space  Must make traffic improvements	Must improve recycling and waste-saving programs  Must make traffic improvements	Must improve recycling and waste-saving programs  Must make traffic improvements

\*LOS stands for Level of Service

\*E or F ratings are considered substandard service

Source: ERA; ICF Consulting 2003 Report

## Appendix D – Base Demographics

Appendix D1

# Riviera Village

Base Demographics

**Population, Household, and Income Growth**

		Riviera Village Inner	Riviera Village Outer	Riviera Village Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Population	2000	1,525	5,786	7,311	1,006,718	9,519,338	0.2%	0.0%	0.6%	0.1%	10.6%
	2007	1,884	6,270	8,154	1,056,025	10,110,975	0.2%	0.0%	0.6%	0.1%	10.4%
	2012	2,073	6,516	8,589	1,087,006	10,453,511	0.2%	0.0%	0.6%	0.1%	10.4%
Population CAGR	2000-2007	3.07%	1.15%	1.57%	0.69%	0.87%	447.3%	354.4%	168.4%	133.4%	79.2%
	2007-2012	1.93%	0.77%	1.04%	0.58%	0.67%	332.8%	288.7%	133.2%	115.6%	86.8%
Households	2000	925	3,051	3,976	353,240	3,133,774	0.3%	0.0%	0.9%	0.1%	11.3%
	2007	1,105	3,238	4,343	361,573	3,254,679	0.3%	0.0%	0.9%	0.1%	11.1%
	2012	1,203	3,345	4,548	369,749	3,346,371	0.3%	0.0%	0.9%	0.1%	11.0%
Household CAGR	2000-2007	2.57%	0.85%	1.27%	0.33%	0.54%	771.1%	474.4%	255.8%	157.4%	61.5%
	2007-2012	1.71%	0.65%	0.93%	0.45%	0.56%	382.4%	307.6%	145.5%	117.1%	80.4%
Median Household Income	2000	\$61,048	\$66,063	\$64,549	\$48,649	\$42,495	125.5%	143.7%	135.8%	155.5%	114.5%
	2007	\$84,139	\$88,804	\$87,441	\$61,908	\$54,338	135.9%	154.8%	143.4%	163.4%	113.9%
	2012	\$107,059	\$110,323	\$109,387	\$72,701	\$63,809	147.3%	167.8%	151.7%	172.9%	113.9%
Income CAGR	2000-2007	4.69%	4.32%	4.43%	3.50%	3.57%	133.9%	131.2%	123.2%	120.8%	98.0%
	2007-2012	4.94%	4.44%	4.58%	3.27%	3.27%	151.1%	151.2%	135.8%	135.8%	100.0%

Note: CAGR = Compound Annual Growth Rate

Source: US Census, ESRI, and Economics Research Associates

**Age Characteristics**

	Riviera Village Inner	Riviera Village Outer	Riviera Village Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
<b>Population and Age, 2007</b>										
Total Population	1,884	6,270	8,154	1,056,025	10,110,975	0.2%	0.0%	0.6%	0.1%	10.4%
Median Age	37.4	40.4	39.5	34.7	32.7	107.8%	114.4%	116.4%	123.5%	106.1%
<b>Age Distribution, 2007</b>										
Under 5 years	64	276	335							
5 to 9 years	40	289	327							
10 to 14 years	38	232	270							
15 to 24 years	207	578	784							
25 to 34 years	466	1,030	1,495							
35 to 44 years	473	1,319	1,797							
45 to 54 years	272	1,074	1,348							
55 to 64 years	158	729	891							
65 to 74 years	79	327	409							
75 to 84 years	64	295	359							
85 years and over	23	119	139							
Under 5 years	3.4%	4.4%	4.1%	7.5%	7.8%	45.3%	43.9%	58.7%	56.8%	96.8%
5 to 9 years	2.1%	4.6%	4.0%	7.0%	7.1%	30.0%	29.6%	65.7%	64.8%	98.6%
10 to 14 years	2.0%	3.7%	3.3%	8.2%	8.3%	24.4%	24.1%	45.1%	44.6%	98.8%
15 to 24 years	11.0%	9.2%	9.6%	14.0%	15.1%	78.6%	72.8%	65.7%	60.9%	92.7%
25 to 34 years	24.7%	16.4%	18.3%	13.8%	15.2%	179.0%	162.5%	118.8%	107.9%	90.8%
35 to 44 years	25.1%	21.0%	22.0%	15.5%	15.2%	161.9%	165.1%	135.5%	138.2%	102.0%
45 to 54 years	14.4%	17.1%	16.5%	13.9%	13.2%	103.6%	109.1%	123.0%	129.5%	105.3%
55 to 64 years	8.4%	11.6%	10.9%	9.6%	8.7%	87.5%	96.6%	120.8%	133.3%	110.3%
65 to 74 years	4.2%	5.2%	5.0%	5.5%	4.8%	76.4%	87.5%	94.5%	108.3%	114.6%
75 to 84 years	3.4%	4.7%	4.4%	3.7%	3.3%	91.9%	103.0%	127.0%	142.4%	112.1%
85 years and over	1.2%	1.9%	1.7%	1.3%	1.4%	92.3%	88.9%	146.2%	140.7%	96.3%

Source: US Census, ESRI and Economics Research Associates



**Race and Ethnicity**

	Riviera Village Inner	Riviera Village Outer	Riviera Village Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Total Population										
2007	1,884	6,270	8,154	1,056,025	10,110,975	0.2%	0.0%	0.6%	0.1%	10.4%
Race and Ethnicity, 2007										
White	1,529	5,173	6,709							
African American	30	100	131							
American Indian/Alaska Native	15	25	41							
Asian	155	502	653							
Some other race alone	53	188	237							
Two or more races	102	282	384							
Hispanic or Latino (any race):	172	715	890							
White	81.1%	82.5%	82.2%	42.9%	45.2%	189.2%	179.4%	192.5%	182.5%	94.8%
African American	1.6%	1.6%	1.6%	14.8%	9.0%	10.8%	17.8%	10.8%	17.8%	164.9%
American Indian/Alaska Native	0.8%	0.4%	0.5%	0.6%	0.7%	135.2%	107.5%	67.6%	53.8%	79.5%
Asian	8.2%	8.0%	8.0%	15.8%	13.1%	52.0%	62.5%	50.8%	61.0%	120.1%
Some other race alone	2.8%	3.0%	2.9%	20.2%	26.2%	13.8%	10.7%	14.8%	11.5%	77.2%
Two or more races	5.4%	4.5%	4.7%	5.8%	5.8%	93.6%	93.6%	78.0%	78.0%	100.0%
Hispanic or Latino (any race):	9.1%	11.4%	10.9%	39.3%	49.7%	23.1%	18.3%	29.0%	23.0%	79.2%

Source: US Census, ESRI, and Economics Research Associates

**Household Income**

	Riviera Village Inner	Riviera Village Outer	Riviera Village Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
<b>Households &amp; Income, 2007</b>										
Household Income Base	1,105	3,238	4,343	361,573	3,254,679	0.3%	0.0%	0.9%	0.1%	11.1%
Median Income	\$84,139	\$88,804	\$87,441	\$61,908	\$54,338	135.9%	154.8%	143.4%	163.4%	113.9%
Average Income	\$120,162	\$122,312	\$121,681	\$88,210	\$79,946	136.2%	150.3%	138.7%	153.0%	110.3%
<b>Distribution of Household Income, 2007</b>										
Less than \$15,000	53	110	165							
\$15,000 to \$24,999	31	120	152							
\$25,000 to \$34,999	29	110	139							
\$35,000 to \$49,999	103	279	382							
\$50,000 to \$74,999	230	623	856							
\$75,000 to \$99,999	234	597	830							
\$100,000 to \$149,999	218	688	903							
\$150,000 to \$199,999	80	334	413							
\$200,000 or more	127	376	504							
Less than \$15,000	4.8%	3.4%	3.8%	10.4%	13.1%	46.2%	36.6%	32.7%	26.0%	79.4%
\$15,000 to \$24,999	2.8%	3.7%	3.5%	8.6%	10.1%	32.6%	27.7%	43.0%	36.6%	85.1%
\$25,000 to \$34,999	2.6%	3.4%	3.2%	8.5%	9.4%	30.6%	27.7%	40.0%	36.2%	90.4%
\$35,000 to \$49,999	9.3%	8.6%	8.8%	13.1%	13.7%	71.0%	67.9%	65.6%	62.8%	95.6%
\$50,000 to \$74,999	20.8%	19.2%	19.7%	17.8%	17.5%	116.9%	118.9%	107.9%	109.7%	101.7%
\$75,000 to \$99,999	21.2%	18.4%	19.1%	13.7%	12.5%	154.7%	169.6%	134.3%	147.2%	109.6%
\$100,000 to \$149,999	19.7%	21.2%	20.8%	15.4%	13.3%	127.9%	148.1%	137.7%	159.4%	115.8%
\$150,000 to \$199,999	7.2%	10.3%	9.5%	5.5%	4.5%	130.9%	160.0%	187.3%	228.9%	122.2%
\$200,000 or more	11.5%	11.6%	11.6%	7.1%	6.0%	162.0%	191.7%	163.4%	193.3%	118.3%

Source: US Census, ESRI and Economics Research Associates

Housing Tenure & Value

		Riviera Village Inner	Riviera Village Outer	Riviera Village Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Tenure, 2007											
	Total Units	1,149	3,340	4,489	375,017	3,395,872	0.3%	0.0%	0.3%	0.0%	11.0%
	Owner-occupied	207	1,293	1,499	187,696	1,602,139	0.1%	0.0%	0.1%	0.0%	11.7%
	Renter-occupied	899	1,944	2,842	173,877	1,652,540	0.5%	0.1%	0.5%	0.1%	10.5%
	Vacant	44	104	147	13,444	141,193	0.3%	0.0%	0.3%	0.0%	9.5%
Distribution of Tenure											
	Owner-occupied	18.0%	38.7%	33.4%	50.0%	47.2%	36.0%	38.2%	36.0%	38.2%	106.1%
	Renter-occupied	78.2%	58.2%	63.3%	46.4%	48.7%	168.7%	160.7%	168.7%	160.7%	95.3%
	Vacant	3.8%	3.1%	3.2%	3.6%	4.2%	106.0%	91.4%	106.0%	91.4%	86.2%
Housing Units by Units in Structure, 2000											
	Total Units	962	3,147	4,109	366,424	3,270,909	0.3%	0.0%	0.9%	0.1%	11.2%
	1, Detached	150	1,081	1,231							
	1, Attached	22	157	177							
	2	6	47	54							
	3 or 4	105	170	276							
	5 to 9	251	519	770							
	10 to 19	192	321	515							
	20 +	236	852	1,087							
	Mobile Home	0	0	0							
	Other	0	0	0							
	1, Detached	15.6%	34.4%	29.9%	48.7%	48.7%	32.0%	32.0%	70.6%	70.6%	100.0%
	1, Attached	2.3%	5.0%	4.3%	9.2%	7.4%	25.0%	31.1%	54.3%	67.6%	124.3%
	2	0.6%	1.5%	1.3%	2.8%	2.7%	21.4%	22.2%	53.6%	55.6%	103.7%
	3 or 4	10.9%	5.4%	6.7%	7.5%	6.1%	145.3%	178.7%	72.0%	88.5%	123.0%
	5 to 9	26.1%	16.5%	18.7%	8.5%	8.2%	307.1%	318.3%	194.1%	201.2%	103.7%
	10 to 19	20.0%	10.2%	12.5%	6.5%	8.1%	307.7%	246.9%	156.9%	125.9%	80.2%
	20 +	24.5%	27.1%	26.4%	14.4%	17.1%	170.1%	143.3%	188.2%	158.5%	84.2%
	Mobile Home	0.0%	0.0%	0.0%	2.2%	1.6%	0.0%	0.0%	0.0%	0.0%	137.5%
	Other	0.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	200.0%

Source: US Census, ESRI, and Economics Research Associates

**Transportation Behavior**

	Riviera Village Inner	Riviera Village Outer	Riviera Village Total	Los Angeles South Bay County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County	
Workers 16+ by Means of Transportation to Work, 2000										
Drove Alone - Car, Truck, Van	961	3,029	3,987							
Carpooled - Car, Truck, or Van	79	246	326							
Public Transportation	7	18	28							
Walked	22	21	42							
Other	37	70	107							
Worked at Home	43	126	168							
Drove Alone - Car, Truck, Van	83.6%	86.3%	85.6%	76.4%	70.4%	109.4%	118.8%	113.0%	122.6%	109%
Carpooled - Car, Truck, or Van	6.9%	7.0%	7.0%	13.6%	15.1%	50.7%	45.7%	51.5%	46.4%	90%
Public Transportation	0.6%	0.5%	0.6%	3.6%	6.6%	16.7%	9.1%	13.9%	7.6%	55%
Walked	1.9%	0.6%	0.9%	2.0%	2.9%	95.0%	65.5%	30.0%	20.7%	69%
Other	3.2%	2.0%	2.3%	1.4%	1.6%	228.6%	200.0%	142.9%	125.0%	88%
Worked at Home	3.7%	3.6%	3.6%	3.0%	3.5%	123.3%	105.7%	120.0%	102.9%	86%
Average Travel Time to Work (in Minutes)	33.8	29.5	30.6	27.2	29.4	124.3%	115.0%	108.5%	100.3%	93%
Average Number of Vehicles Available per Household	1.5	1.7	1.6	1.7	1.6	88.2%	93.8%	100.0%	106.3%	106%

Source: US Census, ESRI, Bureau of Labor Statistics, and Economics Research Associates

Appendix D2

# Downtown Torrance

Base Demographics

**Population, Household, and Income Growth**

		Downtown				Los Angeles	Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
		Downtown	Torrance	Downtown	South Bay	County	compared to	compared to Los	compared to	compared to Los	compared to Los
		Torrance Inner	Outer	Torrance Total			South Bay	Los Angeles	South Bay	Los Angeles County	Los Angeles County
Population	2000	1,107	4,133	5,240	1,006,718	9,519,338	0.1%	0.0%	0.4%	0.0%	10.6%
	2007	1,163	4,273	5,436	1,056,025	10,110,975	0.1%	0.0%	0.4%	0.0%	10.4%
	2012	1,217	4,443	5,660	1,087,006	10,453,511	0.1%	0.0%	0.4%	0.0%	10.4%
Population CAGR	2000-2007	0.71%	0.48%	0.53%	0.69%	0.87%	103.2%	81.8%	69.6%	55.1%	79.2%
	2007-2012	0.91%	0.78%	0.81%	0.58%	0.67%	157.2%	136.4%	135.1%	117.2%	86.8%
Households	2000	669	1,685	2,354	353,240	3,133,774	0.2%	0.0%	0.5%	0.1%	11.3%
	2007	689	1,703	2,392	361,573	3,254,679	0.2%	0.0%	0.5%	0.1%	11.1%
	2012	713	1,760	2,473	369,749	3,346,371	0.2%	0.0%	0.5%	0.1%	11.0%
Household CAGR	2000-2007	0.42%	0.15%	0.23%	0.33%	0.54%	126.4%	77.8%	45.5%	28.0%	61.5%
	2007-2012	0.69%	0.66%	0.67%	0.45%	0.56%	153.3%	123.3%	147.4%	118.6%	80.4%
Median Household Income	2000	\$44,151	\$46,377	\$45,818	\$48,649	\$42,495	90.8%	103.9%	95.3%	109.1%	114.5%
	2007	\$58,175	\$61,239	\$60,669	\$61,908	\$54,338	94.0%	107.1%	98.9%	112.7%	113.9%
	2012	\$68,882	\$73,083	\$72,167	\$72,701	\$63,809	94.7%	108.0%	100.5%	114.5%	113.9%
Income CAGR	2000-2007	4.02%	4.05%	4.09%	3.50%	3.57%	114.7%	112.4%	115.6%	113.3%	98.0%
	2007-2012	3.44%	3.60%	3.53%	3.27%	3.27%	105.2%	105.2%	110.2%	110.2%	100.0%

Note: CAGR = Compound Annual Growth Rate

Source: US Census, ESRI, and Economics Research Associates

**Age Characteristics**

	Downtown					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Downtown Torrance Inner	Torrance Outer	Downtown Torrance Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Population and Age, 2007										
Total Population	1,163	4,273	5,436	1,056,025	10,110,975	0.1%	0.0%	0.4%	0.0%	10.4%
Median Age	40.5	35.5	36.7	34.7	32.7	116.7%	123.9%	102.3%	108.6%	106.1%
Age Distribution, 2007										
Under 5 years	55	277	332							
5 to 9 years	49	277	326							
10 to 14 years	51	303	354							
15 to 24 years	92	589	680							
25 to 34 years	200	649	849							
35 to 44 years	234	773	1,007							
45 to 54 years	229	696	925							
55 to 64 years	122	384	506							
65 to 74 years	60	171	229							
75 to 84 years	42	102	147							
85 years and over	29	51	82							
Under 5 years	4.7%	6.5%	6.1%	7.5%	7.8%	62.7%	60.6%	86.7%	83.9%	96.8%
5 to 9 years	4.2%	6.5%	6.0%	7.0%	7.1%	60.0%	59.2%	92.9%	91.5%	98.6%
10 to 14 years	4.4%	7.1%	6.5%	8.2%	8.3%	53.7%	53.0%	86.6%	85.5%	98.8%
15 to 24 years	7.9%	13.8%	12.5%	14.0%	15.1%	56.4%	52.3%	98.6%	91.4%	92.7%
25 to 34 years	17.2%	15.2%	15.6%	13.8%	15.2%	124.6%	113.2%	110.1%	100.0%	90.8%
35 to 44 years	20.1%	18.1%	18.5%	15.5%	15.2%	129.7%	132.2%	116.8%	119.1%	102.0%
45 to 54 years	19.7%	16.3%	17.0%	13.9%	13.2%	141.7%	149.2%	117.3%	123.5%	105.3%
55 to 64 years	10.5%	9.0%	9.3%	9.6%	8.7%	109.4%	120.7%	93.8%	103.4%	110.3%
65 to 74 years	5.2%	4.0%	4.2%	5.5%	4.8%	94.5%	108.3%	72.7%	83.3%	114.6%
75 to 84 years	3.6%	2.4%	2.7%	3.7%	3.3%	97.3%	109.1%	64.9%	72.7%	112.1%
85 years and over	2.5%	1.2%	1.5%	1.3%	1.4%	192.3%	185.2%	92.3%	88.9%	96.3%

Source: US Census, ESRI and Economics Research Associates

**Race and Ethnicity**

		Downtown				Los Angeles	Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
		Downtown	Torrance	Downtown	South Bay	County	compared to	compared to Los	compared to	compared to Los	compared to Los
		Torrance Inner	Outer	Torrance Total			South Bay	Angeles County	South Bay	Angeles County	Angeles County
Total Population	2007	1,163	4,273	5,436	1,056,025	10,110,975	0.1%	0.0%	0.4%	0.0%	10.4%
Race and Ethnicity, 2007											
	White	673	2,461	3,131							
	African American	34	115	152							
	American Indian/Alaska Native	9	34	43							
	Asian	231	628	859							
	Some other race alone	138	756	892							
	Two or more races	78	278	359							
	Hispanic or Latino (any race):	292	1,628	1,919							
	White	57.9%	57.6%	57.6%	42.9%	45.2%	135.1%	128.1%	134.4%	127.4%	94.8%
	African American	2.9%	2.7%	2.8%	14.8%	9.0%	19.6%	32.3%	18.3%	30.1%	164.9%
	American Indian/Alaska Native	0.8%	0.8%	0.8%	0.6%	0.7%	135.2%	107.5%	135.2%	107.5%	79.5%
	Asian	19.9%	14.7%	15.8%	15.8%	13.1%	126.3%	151.6%	93.3%	112.0%	120.1%
	Some other race alone	11.9%	17.7%	16.4%	20.2%	26.2%	58.8%	45.4%	87.5%	67.6%	77.2%
	Two or more races	6.7%	6.5%	6.6%	5.8%	5.8%	116.1%	116.2%	112.6%	112.7%	100.0%
	Hispanic or Latino (any race):	25.1%	38.1%	35.3%	39.3%	49.7%	63.8%	50.5%	96.9%	76.7%	79.2%

Source: US Census, ESRI, and Economics Research Associates



**Household Income**

	Downtown			South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
	Torrance Inner	Torrance Outer	Torrance Total							
<b>Households &amp; Income, 2007</b>										
Household Income Base	689	1,703	2,392	361,573	3,254,679	0.2%	0.0%	0.5%	0.1%	11.1%
Median Income	\$58,175	\$61,239	\$60,669	\$61,908	\$54,338	94.0%	107.1%	98.9%	112.7%	113.9%
Average Income	\$72,810	\$73,678	\$73,398	\$88,210	\$79,946	82.5%	91.1%	83.5%	92.2%	110.3%
<b>Distribution of Household Income, 2007</b>										
Less than \$15,000	76	153	229							
\$15,000 to \$24,999	75	116	191							
\$25,000 to \$34,999	93	155	248							
\$35,000 to \$49,999	69	254	322							
\$50,000 to \$74,999	112	376	487							
\$75,000 to \$99,999	110	274	384							
\$100,000 to \$149,999	112	233	346							
\$150,000 to \$199,999	23	89	112							
\$200,000 or more	18	53	72							
Less than \$15,000	11.0%	9.0%	9.6%	10.4%	13.1%	105.8%	84.0%	86.5%	68.7%	79.4%
\$15,000 to \$24,999	10.9%	6.8%	8.0%	8.6%	10.1%	126.7%	107.9%	79.1%	67.3%	85.1%
\$25,000 to \$34,999	13.5%	9.1%	10.4%	8.5%	9.4%	158.8%	143.6%	107.1%	96.8%	90.4%
\$35,000 to \$49,999	10.0%	14.9%	13.5%	13.1%	13.7%	76.3%	73.0%	113.7%	108.8%	95.6%
\$50,000 to \$74,999	16.3%	22.1%	20.4%	17.8%	17.5%	91.6%	93.1%	124.2%	126.3%	101.7%
\$75,000 to \$99,999	16.0%	16.1%	16.1%	13.7%	12.5%	116.8%	128.0%	117.5%	128.8%	109.6%
\$100,000 to \$149,999	16.3%	13.7%	14.5%	15.4%	13.3%	105.8%	122.6%	89.0%	103.0%	115.8%
\$150,000 to \$199,999	3.3%	5.2%	4.7%	5.5%	4.5%	60.0%	73.3%	94.5%	115.6%	122.2%
\$200,000 or more	2.6%	3.1%	3.0%	7.1%	6.0%	36.6%	43.3%	43.7%	51.7%	118.3%

Source: US Census, ESRI and Economics Research Associates

**Transportation Behavior**

	Downtown					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Downtown Torrance Inner	Torrance Outer	Downtown Torrance Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Workers 16+ by Means of Transportation to Work, 2000										
Drove Alone - Car, Truck, Van	542	1,567	2,108							
Carpooled - Car, Truck, or Van	29	286	316							
Public Transportation	21	29	50							
Walked	23	82	105							
Other	35	82	117							
Worked at Home	19	59	78							
Drove Alone - Car, Truck, Van	81.0%	74.5%	76.0%	76.4%	70.4%	106.0%	115.1%	97.5%	105.8%	109%
Carpooled - Car, Truck, or Van	4.3%	13.6%	11.4%	13.6%	15.1%	31.6%	28.5%	100.0%	90.1%	90%
Public Transportation	3.1%	1.4%	1.8%	3.6%	6.6%	86.1%	47.0%	38.9%	21.2%	55%
Walked	3.4%	3.9%	3.8%	2.0%	2.9%	170.0%	117.2%	195.0%	134.5%	69%
Other	5.2%	3.9%	4.2%	1.4%	1.6%	371.4%	325.0%	278.6%	243.8%	88%
Worked at Home	2.8%	2.8%	2.8%	3.0%	3.5%	93.3%	80.0%	93.3%	80.0%	86%
Average Travel Time to Work (in Minutes)	26.2	24.1	24.6	27.2	29.4	96.3%	89.1%	88.6%	82.0%	93%
Average Number of Vehicles Available per Household	1.3	1.6	1.5	1.7	1.6	76.5%	81.3%	94.1%	100.0%	106%

Source: US Census, ESRI, Bureau of Labor Statistics, and Economics Research Associates

Housing Tenure & Value

	Downtown					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Downtown Torrance Inner	Torrance Outer	Downtown Torrance Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Tenure, 2007										
Total Units	735	1,839	2,574	375,017	3,395,872	0.2%	0.0%	0.5%	0.1%	11.0%
Owner-occupied	273	655	928	187,696	1,602,139	0.1%	0.0%	0.3%	0.0%	11.7%
Renter-occupied	415	1,054	1,469	173,877	1,652,540	0.2%	0.0%	0.6%	0.1%	10.5%
Vacant	46	131	177	13,444	141,193	0.3%	0.0%	1.0%	0.1%	9.5%
Distribution of Tenure										
Owner-occupied	37.2%	35.6%	36.6%	50.0%	47.2%	74.3%	78.8%	71.1%	75.5%	106.1%
Renter-occupied	56.5%	57.3%	56.4%	46.4%	48.7%	121.9%	116.1%	123.6%	117.7%	95.3%
Vacant	6.3%	7.1%	7.0%	3.6%	4.2%	175.7%	151.5%	198.1%	170.8%	86.2%
Housing Units by Units in Structure, 2000										
Total Units	715	1,824	2,539	366,424	3,270,909	0.2%	0.0%	0.5%	0.1%	11.2%
1, Detached	161	905	1,070							
1, Attached	97	217	313							
2	35	137	170							
3 or 4	44	204	249							
5 to 9	86	148	234							
10 to 19	74	78	152							
20 +	218	135	351							
Mobile Home	0	0	0							
Other	0	0	0							
1, Detached	22.5%	49.6%	42.1%	48.7%	48.7%	46.2%	46.2%	101.8%	101.8%	100.0%
1, Attached	13.5%	11.9%	12.3%	9.2%	7.4%	146.7%	182.4%	129.3%	160.8%	124.3%
2	4.9%	7.5%	6.7%	2.8%	2.7%	175.0%	181.5%	267.9%	277.8%	103.7%
3 or 4	6.2%	11.2%	9.8%	7.5%	6.1%	82.7%	101.6%	149.3%	183.6%	123.0%
5 to 9	12.0%	8.1%	9.2%	8.5%	8.2%	141.2%	146.3%	95.3%	98.8%	103.7%
10 to 19	10.4%	4.3%	6.0%	6.5%	8.1%	160.0%	128.4%	66.2%	53.1%	80.2%
20 +	30.5%	7.4%	13.8%	14.4%	17.1%	211.8%	178.4%	51.4%	43.3%	84.2%
Mobile Home	0.0%	0.0%	0.0%	2.2%	1.6%	0.0%	0.0%	0.0%	0.0%	137.5%
Other	0.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	200.0%

Source: US Census, ESRI, and Economics Research Associates

Appendix D3

# Artesia Corridor

Base Demographics

**Population, Household, and Income Growth**

	Artesia Village			South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
	Artesia Inner	Outer	Artesia Total							
Population										
2000	12,108	14,812	26,920	1,006,718	9,519,338	1.2%	0.1%	1.5%	0.2%	10.6%
2007	12,688	15,289	27,977	1,056,025	10,110,975	1.2%	0.1%	1.4%	0.2%	10.4%
2012	13,021	15,579	28,600	1,087,006	10,453,511	1.2%	0.1%	1.4%	0.1%	10.4%
Population CAGR										
2000-2007	0.67%	0.45%	0.55%	0.69%	0.87%	97.8%	77.5%	66.2%	52.5%	79.2%
2007-2012	0.52%	0.38%	0.44%	0.58%	0.67%	89.6%	77.7%	64.9%	56.3%	86.8%
Households										
2000	5,210	5,729	10,939	353,240	3,133,774	1.5%	0.2%	1.6%	0.2%	11.3%
2007	5,339	5,771	11,110	361,573	3,254,679	1.5%	0.2%	1.6%	0.2%	11.1%
2012	5,444	5,839	11,283	369,749	3,346,371	1.5%	0.2%	1.6%	0.2%	11.0%
Household CAGR										
2000-2007	0.35%	0.10%	0.22%	0.33%	0.54%	104.9%	64.5%	31.3%	19.3%	61.5%
2007-2012	0.39%	0.23%	0.31%	0.45%	0.56%	87.1%	70.0%	52.3%	42.1%	80.4%
Median Household Income										
2000	\$60,768	\$68,401	\$64,733	\$48,649	\$42,495	124.9%	143.0%	140.6%	161.0%	114.5%
2007	\$79,735	\$87,393	\$83,627	\$61,908	\$54,338	128.8%	146.7%	141.2%	160.8%	113.9%
2012	\$98,349	\$105,762	\$102,467	\$72,701	\$63,809	135.3%	154.1%	145.5%	165.7%	113.9%
Income CAGR										
2000-2007	3.96%	3.56%	3.73%	3.50%	3.57%	113.0%	110.7%	101.7%	99.7%	98.0%
2007-2012	4.29%	3.89%	4.15%	3.27%	3.27%	131.2%	131.2%	119.1%	119.1%	100.0%

Note: CAGR = Compound Annual Growth Rate

Source: US Census, ESRI, and Economics Research Associates

**Age Characteristics**

	Artesia Village			South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
	Artesia Inner	Outer	Artesia Total							
<b>Population and Age, 2007</b>										
Total Population	12,688	15,289	27,977	1,056,025	10,110,975	1.2%	0.1%	1.4%	0.2%	10.4%
Median Age	36.5	37.2	36.9	34.7	32.7	105.2%	111.6%	107.2%	113.8%	106.1%
<b>Age Distribution, 2007</b>										
Under 5 years	800	1,010	1,846							
5 to 9 years	699	918	1,791							
10 to 14 years	813	995	1,930							
15 to 24 years	1,689	1,928	3,413							
25 to 34 years	1,943	1,837	3,945							
35 to 44 years	2,553	2,602	5,679							
45 to 54 years	2,146	2,847	4,672							
55 to 64 years	1,207	1,882	2,798							
65 to 74 years	508	781	1,119							
75 to 84 years	254	352	588							
85 years and over	76	138	196							
Under 5 years	6.3%	6.6%	6.6%	7.5%	7.8%	84.0%	81.3%	88.0%	85.2%	96.8%
5 to 9 years	5.5%	6.0%	6.4%	7.0%	7.1%	78.6%	77.5%	85.7%	84.5%	98.6%
10 to 14 years	6.4%	6.5%	6.9%	8.2%	8.3%	78.0%	77.1%	79.3%	78.3%	98.8%
15 to 24 years	13.3%	12.6%	12.2%	14.0%	15.1%	95.0%	88.1%	90.0%	83.4%	92.7%
25 to 34 years	15.3%	12.0%	14.1%	13.8%	15.2%	110.9%	100.7%	87.0%	78.9%	90.8%
35 to 44 years	20.1%	17.0%	20.3%	15.5%	15.2%	129.7%	132.2%	109.7%	111.8%	102.0%
45 to 54 years	16.9%	18.6%	16.7%	13.9%	13.2%	121.6%	128.0%	133.8%	140.9%	105.3%
55 to 64 years	9.5%	12.3%	10.0%	9.6%	8.7%	99.0%	109.2%	128.1%	141.4%	110.3%
65 to 74 years	4.0%	5.1%	4.0%	5.5%	4.8%	72.7%	83.3%	92.7%	106.3%	114.6%
75 to 84 years	2.0%	2.3%	2.1%	3.7%	3.3%	54.1%	60.6%	62.2%	69.7%	112.1%
85 years and over	0.6%	0.9%	0.7%	1.3%	1.4%	46.2%	44.4%	69.2%	66.7%	96.3%

Source: US Census, ESRI and Economics Research Associates

**Race and Ethnicity**

		Artesia Village		Artesia Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
		Artesia Inner	Outer								
Total Population	2007	12,688	15,289	27,977	1,056,025	10,110,975	1.2%	0.1%	1.4%	0.2%	10.4%
Race and Ethnicity, 2007											
	White	7,947	9,754	17,709							
	African American	570	612	1,175							
	American Indian/Alaska Native	76	92	168							
	Asian	1,698	2,033	3,749							
	Some other race alone	1,496	1,758	3,245							
	Two or more races	900	1,040	1,930							
	Hispanic or Latino (any race):	3,600	4,174	7,778							
	White	62.7%	63.8%	63.3%	42.9%	45.2%	146.3%	138.7%	148.8%	141.1%	94.8%
	African American	4.5%	4.0%	4.2%	14.8%	9.0%	30.4%	50.2%	27.1%	44.6%	164.9%
	American Indian/Alaska Native	0.6%	0.6%	0.6%	0.6%	0.7%	101.4%	80.6%	101.4%	80.6%	79.5%
	Asian	13.4%	13.3%	13.4%	15.8%	13.1%	85.0%	102.1%	84.4%	101.3%	120.1%
	Some other race alone	11.8%	11.5%	11.6%	20.2%	26.2%	58.3%	45.0%	56.8%	43.9%	77.2%
	Two or more races	7.1%	6.8%	6.9%	5.8%	5.8%	123.0%	123.1%	117.8%	117.9%	100.0%
	Hispanic or Latino (any race):	28.4%	27.3%	27.8%	39.3%	49.7%	72.2%	57.2%	69.4%	55.0%	79.2%

Source: US Census, ESRI, and Economics Research Associates

**Household Income**

	Artesia Village					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Artesia Inner	Outer	Artesia Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Households & Income, 2007										
Household Income Base	5,339	5,771	11,110	361,573	3,254,679	1.5%	0.2%	1.6%	0.2%	11.1%
Median Income	\$79,735	\$87,393	\$83,627	\$61,908	\$54,338	128.8%	146.7%	141.2%	160.8%	113.9%
Average Income	\$99,404	\$118,561	\$109,356	\$88,210	\$79,946	112.7%	124.3%	134.4%	148.3%	110.3%
Distribution of Household Income, 2007										
Less than \$15,000	267	202	477							
\$15,000 to \$24,999	315	306	622							
\$25,000 to \$34,999	294	306	599							
\$35,000 to \$49,999	615	582	1,199							
\$50,000 to \$74,999	962	905	1,865							
\$75,000 to \$99,999	882	1,020	1,898							
\$100,000 to \$149,999	1,192	1,176	2,364							
\$150,000 to \$199,999	438	577	1,010							
\$200,000 or more	374	698	1,077							
Less than \$15,000	5.0%	3.5%	4.3%	10.4%	13.1%	48.1%	38.2%	33.7%	26.7%	79.4%
\$15,000 to \$24,999	5.9%	5.3%	5.6%	8.6%	10.1%	68.6%	58.4%	61.6%	52.5%	85.1%
\$25,000 to \$34,999	5.5%	5.3%	5.4%	8.5%	9.4%	64.7%	58.5%	62.4%	56.4%	90.4%
\$35,000 to \$49,999	11.5%	10.1%	10.8%	13.1%	13.7%	87.8%	83.9%	77.1%	73.7%	95.6%
\$50,000 to \$74,999	18.0%	15.7%	16.8%	17.8%	17.5%	101.1%	102.9%	88.2%	89.7%	101.7%
\$75,000 to \$99,999	16.5%	17.7%	17.1%	13.7%	12.5%	120.4%	132.0%	129.2%	141.6%	109.6%
\$100,000 to \$149,999	22.3%	20.4%	21.3%	15.4%	13.3%	144.8%	167.7%	132.5%	153.4%	115.8%
\$150,000 to \$199,999	8.2%	10.0%	9.1%	5.5%	4.5%	149.1%	182.2%	181.8%	222.2%	122.2%
\$200,000 or more	7.0%	12.1%	9.7%	7.1%	6.0%	98.6%	116.7%	170.4%	201.7%	118.3%

Source: US Census, ESRI and Economics Research Associates



**Housing Tenure & Value**

	Artesia Village					Los Angeles County	Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Artesia Inner	Outer	Artesia Total	South Bay	compared to South Bay		compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County	
<b>Tenure, 2007</b>											
Total Units	5,489	5,932	11,421	375,017	3,395,872	1.5%	0.2%	1.6%	0.2%	11.0%	
Owner-occupied	2,333	3,019	5,352	187,696	1,602,139	1.2%	0.1%	1.6%	0.2%	11.7%	
Renter-occupied	3,008	2,758	5,766	173,877	1,652,540	1.7%	0.2%	1.6%	0.2%	10.5%	
Vacant	148	154	302	13,444	141,193	1.1%	0.1%	1.1%	0.1%	9.5%	
<b>Distribution of Tenure, 2007</b>											
Owner-occupied	42.5%	50.9%	47.2%	50.0%	47.2%	84.9%	90.1%	101.7%	107.9%	106.1%	
Renter-occupied	54.8%	46.5%	50.0%	46.4%	48.7%	118.2%	112.6%	100.3%	95.6%	95.3%	
Vacant	2.7%	2.6%	2.7%	3.6%	4.2%	75.3%	64.9%	72.5%	62.5%	86.2%	
<b>Housing Units by Units in Structure, 2000</b>											
Total Units	5,360	5,891	11,251	366,424	3,270,909	1.5%	0.2%	1.6%	0.2%	11.2%	
1, Detached	1,556	2,910	4,467								
1, Attached	1,180	996	2,183								
2	123	130	248								
3 or 4	928	925	1,845								
5 to 9	950	436	1,384								
10 to 19	376	253	630								
20 +	241	236	484								
Mobile Home	5	6	11								
Other	0	0	0								
1, Detached	29.0%	49.4%	39.7%	48.7%	48.7%	59.5%	59.5%	101.4%	101.4%	100.0%	
1, Attached	22.0%	16.9%	19.4%	9.2%	7.4%	239.1%	297.3%	183.7%	228.4%	124.3%	
2	2.3%	2.2%	2.2%	2.8%	2.7%	82.1%	85.2%	78.6%	81.5%	103.7%	
3 or 4	17.3%	15.7%	16.4%	7.5%	6.1%	230.7%	283.6%	209.3%	257.4%	123.0%	
5 to 9	17.7%	7.4%	12.3%	8.5%	8.2%	208.2%	215.9%	87.1%	90.2%	103.7%	
10 to 19	7.0%	4.3%	5.6%	6.5%	8.1%	107.7%	86.4%	66.2%	53.1%	80.2%	
20 +	4.5%	4.0%	4.3%	14.4%	17.1%	31.3%	26.3%	27.8%	23.4%	84.2%	
Mobile Home	0.1%	0.1%	0.1%	2.2%	1.6%	4.5%	6.3%	4.5%	6.3%	137.5%	
Other	0.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	200.0%	

Source: US Census, ESRI, and Economics Research Associates

**Transportation Behavior**

	Artesia Village					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Artesia Inner	Outer	Artesia Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Workers 16+ by Means of Transportation to Work, 2000										
Drove Alone - Car, Truck, Van	5,743	6,630	12,365							
Carpooled - Car, Truck, or Van	610	802	1,419							
Public Transportation	152	229	377							
Walked	104	74	181							
Other	125	115	242							
Worked at Home	194	336	528							
Drove Alone - Car, Truck, Van	82.9%	81.0%	81.9%	76.4%	70.4%	108.5%	117.8%	106.0%	115.1%	109%
Carpooled - Car, Truck, or Van	8.8%	9.8%	9.4%	13.6%	15.1%	64.7%	58.3%	72.1%	64.9%	90%
Public Transportation	2.2%	2.8%	2.5%	3.6%	6.6%	61.1%	33.3%	77.8%	42.4%	55%
Walked	1.5%	0.9%	1.2%	2.0%	2.9%	75.0%	51.7%	45.0%	31.0%	69%
Other	1.8%	1.4%	1.6%	1.4%	1.6%	128.6%	112.5%	100.0%	87.5%	88%
Worked at Home	2.8%	4.1%	3.5%	3.0%	3.5%	93.3%	80.0%	136.7%	117.1%	86%
Average Travel Time to Work (in Minutes)	26.6	26.5	26.5	27.2	29.4	97.8%	90.5%	97.4%	90.1%	93%
Average Number of Vehicles Available per Household	1.7	1.8	1.7	1.7	1.6	100.0%	106.3%	105.9%	112.5%	106%

Source: US Census, ESRI, Bureau of Labor Statistics, and Economics Research Associates

Appendix D4

# Hawthorne Corridor

## Base Demographics

**Population, Household, and Income Growth**

		Hawthorne Corridor Inner	Hawthorne Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Population	2000	10,147	21,503	31,650	1,006,718	9,519,338	1.0%	0.1%	2.1%	0.2%	10.6%
	2007	10,692	22,542	33,234	1,056,025	10,110,975	1.0%	0.1%	2.1%	0.2%	10.4%
	2012	10,947	23,009	33,956	1,087,006	10,453,511	1.0%	0.1%	2.1%	0.2%	10.4%
Population CAGR	2000-2007	0.75%	0.68%	0.70%	0.69%	0.87%	109.4%	86.7%	98.7%	78.2%	79.2%
	2007-2012	0.47%	0.41%	0.43%	0.58%	0.67%	81.5%	70.7%	70.9%	61.5%	86.8%
Households	2000	3,403	7,235	10,638	353,240	3,133,774	1.0%	0.1%	2.0%	0.2%	11.3%
	2007	3,465	7,292	10,757	361,573	3,254,679	1.0%	0.1%	2.0%	0.2%	11.1%
	2012	3,515	7,367	10,882	369,749	3,346,371	1.0%	0.1%	2.0%	0.2%	11.0%
Household CAGR	2000-2007	0.26%	0.11%	0.16%	0.33%	0.54%	77.4%	47.6%	33.6%	20.7%	61.5%
	2007-2012	0.29%	0.20%	0.23%	0.45%	0.56%	64.0%	51.5%	45.7%	36.8%	80.4%
Median Household Income	2000	\$38,123	\$34,379	\$35,544	\$48,649	\$42,495	78.4%	89.7%	70.7%	80.9%	114.5%
	2007	\$48,231	\$43,028	\$44,680	\$61,908	\$54,338	77.9%	88.8%	69.5%	79.2%	113.9%
	2012	\$55,832	\$50,023	\$51,719	\$72,701	\$63,809	76.8%	87.5%	68.8%	78.4%	113.9%
Income CAGR	2000-2007	3.42%	3.26%	3.32%	3.50%	3.57%	97.5%	95.6%	93.0%	91.1%	98.0%
	2007-2012	2.97%	3.06%	2.97%	3.27%	3.27%	90.9%	91.0%	93.6%	93.7%	100.0%

Note: CAGR = Compound Annual Growth Rate

Source: US Census, ESRI, and Economics Research Associates

**Age Characteristics**

	Hawthorne					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Hawthorne Corridor Inner	Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
<b>Population and Age, 2007</b>										
Total Population	10,692	22,542	33,234	1,056,025	10,110,975	1.0%	0.1%	2.1%	0.2%	10.4%
Median Age	29.8	29.6	29.7	34.7	32.7	85.9%	91.1%	85.3%	90.5%	106.1%
<b>Age Distribution, 2007</b>										
Under 5 years	953	2,053	3,024							
5 to 9 years	835	1,760	2,592							
10 to 14 years	1,049	2,144	3,190							
15 to 24 years	1,680	3,610	5,284							
25 to 34 years	1,777	3,813	5,583							
35 to 44 years	1,627	3,452	5,085							
45 to 54 years	1,306	2,775	4,088							
55 to 64 years	760	1,534	2,293							
65 to 74 years	385	812	1,196							
75 to 84 years	235	451	665							
85 years and over	86	135	233							
Under 5 years	8.9%	9.1%	9.1%	7.5%	7.8%	118.7%	114.8%	121.3%	117.4%	96.8%
5 to 9 years	7.8%	7.8%	7.8%	7.0%	7.1%	111.4%	109.9%	111.4%	109.9%	98.6%
10 to 14 years	9.8%	9.5%	9.6%	8.2%	8.3%	119.5%	118.1%	115.9%	114.5%	98.8%
15 to 24 years	15.7%	16.0%	15.9%	14.0%	15.1%	112.1%	104.0%	114.3%	106.0%	92.7%
25 to 34 years	16.6%	16.9%	16.8%	13.8%	15.2%	120.3%	109.2%	122.5%	111.2%	90.8%
35 to 44 years	15.2%	15.3%	15.3%	15.5%	15.2%	98.1%	100.0%	98.7%	100.7%	102.0%
45 to 54 years	12.2%	12.3%	12.3%	13.9%	13.2%	87.8%	92.4%	88.5%	93.2%	105.3%
55 to 64 years	7.1%	6.8%	6.9%	9.6%	8.7%	74.0%	81.6%	70.8%	78.2%	110.3%
65 to 74 years	3.6%	3.6%	3.6%	5.5%	4.8%	65.5%	75.0%	65.5%	75.0%	114.6%
75 to 84 years	2.2%	2.0%	2.0%	3.7%	3.3%	59.5%	66.7%	54.1%	60.6%	112.1%
85 years and over	0.8%	0.6%	0.7%	1.3%	1.4%	61.5%	59.3%	46.2%	44.4%	96.3%

Source: US Census, ESRI and Economics Research Associates

**Race and Ethnicity**

		Hawthorne Corridor Inner	Hawthorne Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Total Population	2007	10,692	22,542	33,234	1,056,025	10,110,975	1.0%	0.1%	2.1%	0.2%	10.4%
Race and Ethnicity, 2007											
	White	3,546	7,033	10,579							
	African American	2,136	4,553	6,687							
	American Indian/Alaska Native	85	158	233							
	Asian	1,154	2,187	3,360							
	Some other race alone	3,012	7,033	10,047							
	Two or more races	758	1,578	2,329							
	Hispanic or Latino (any race):	5,682	12,669	18,397							
	White	33.2%	31.2%	31.8%	42.9%	45.2%	77.5%	73.4%	72.8%	69.0%	94.8%
	African American	20.0%	20.2%	20.1%	14.8%	9.0%	135.3%	223.1%	136.6%	225.3%	164.9%
	American Indian/Alaska Native	0.8%	0.7%	0.7%	0.6%	0.7%	135.2%	107.5%	118.3%	94.1%	79.5%
	Asian	10.8%	9.7%	10.1%	15.8%	13.1%	68.5%	82.3%	61.5%	73.9%	120.1%
	Some other race alone	28.2%	31.2%	30.2%	20.2%	26.2%	139.4%	107.7%	154.2%	119.1%	77.2%
	Two or more races	7.1%	7.0%	7.0%	5.8%	5.8%	123.0%	123.1%	121.3%	121.4%	100.0%
	Hispanic or Latino (any race):	53.2%	56.2%	55.3%	39.3%	49.7%	135.3%	107.1%	142.9%	113.1%	79.2%

Source: US Census, ESRI, and Economics Research Associates

### Household Income

	Hawthorne					Index: Inner Area	Index: Inner Area	Index: Outer Area	Index: Outer area	Index: South Bay
	Hawthorne Corridor Inner	Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to South Bay	compared to Los Angeles County	compared to Los Angeles County
Households & Income, 2007										
Household Income Base	3,465	7,292	10,757	361,573	3,254,679	1.0%	0.1%	2.0%	0.2%	11.1%
Median Income	\$48,231	\$43,028	\$44,680	\$61,908	\$54,338	77.9%	88.8%	69.5%	79.2%	113.9%
Average Income	\$60,898	\$54,079	\$56,291	\$88,210	\$79,946	69.0%	76.2%	61.3%	67.6%	110.3%
Distribution of Household Income, 2007										
Less than \$15,000	437	1,093	1,537							
\$15,000 to \$24,999	444	962	1,397							
\$25,000 to \$34,999	371	889	1,257							
\$35,000 to \$49,999	547	1,275	1,816							
\$50,000 to \$74,999	738	1,501	2,246							
\$75,000 to \$99,999	430	772	1,204							
\$100,000 to \$149,999	347	575	924							
\$150,000 to \$199,999	90	131	215							
\$200,000 or more	62	95	161							
Less than \$15,000	12.6%	15.0%	14.3%	10.4%	13.1%	121.2%	96.2%	144.2%	114.5%	79.4%
\$15,000 to \$24,999	12.8%	13.2%	13.0%	8.6%	10.1%	148.8%	126.7%	153.5%	130.7%	85.1%
\$25,000 to \$34,999	10.7%	12.2%	11.7%	8.5%	9.4%	125.9%	113.8%	143.5%	129.8%	90.4%
\$35,000 to \$49,999	15.8%	17.5%	16.9%	13.1%	13.7%	120.6%	115.3%	133.6%	127.7%	95.6%
\$50,000 to \$74,999	21.3%	20.6%	20.9%	17.8%	17.5%	119.7%	121.7%	115.7%	117.7%	101.7%
\$75,000 to \$99,999	12.4%	10.6%	11.2%	13.7%	12.5%	90.5%	99.2%	77.4%	84.8%	109.6%
\$100,000 to \$149,999	10.0%	7.9%	8.6%	15.4%	13.3%	64.9%	75.2%	51.3%	59.4%	115.8%
\$150,000 to \$199,999	2.6%	1.8%	2.0%	5.5%	4.5%	47.3%	57.8%	32.7%	40.0%	122.2%
\$200,000 or more	1.8%	1.3%	1.5%	7.1%	6.0%	25.4%	30.0%	18.3%	21.7%	118.3%

Source: US Census, ESRI and Economics Research Associates

Housing Tenure & Value

		Hawthorne Corridor Inner	Hawthorne Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Tenure, 2007											
	Total Units	3,600	7,597	11,197	375,017	3,395,872	1.0%	0.1%	1.0%	0.1%	11.0%
	Owner-occupied	1,033	1,838	2,872	187,696	1,602,139	0.6%	0.1%	0.6%	0.1%	11.7%
	Renter-occupied	2,430	5,462	7,892	173,877	1,652,540	1.4%	0.1%	1.4%	0.1%	10.5%
	Vacant	137	296	433	13,444	141,193	1.0%	0.1%	1.0%	0.1%	9.5%
Distribution of Tenure											
	Owner-occupied	28.7%	24.2%	47.2%	50.0%	47.2%	57.3%	60.8%	57.3%	60.8%	106.1%
	Renter-occupied	67.5%	71.9%	50.0%	46.4%	48.7%	145.6%	138.7%	145.6%	138.7%	95.3%
	Vacant	3.8%	3.9%	2.7%	3.6%	4.2%	106.0%	91.4%	106.0%	91.4%	86.2%
Housing Units by Units in Structure, 2000											
	Total Units	3,535	7,541	11,076	366,424	3,270,909	1.0%	0.1%	2.1%	0.2%	11.2%
	1, Detached	1,072	2,008	3,073							
	1, Attached	333	800	1,139							
	2	184	257	442							
	3 or 4	418	830	1,249							
	5 to 9	640	1,140	1,780							
	10 to 19	347	778	1,127							
	20 +	485	1,646	2,122							
	Mobile Home	53	75	133							
	Other	4	8	11							
	1, Detached	30.3%	26.6%	27.8%	48.7%	48.7%	62.2%	62.2%	54.6%	54.6%	100.0%
	1, Attached	9.4%	10.6%	10.3%	9.2%	7.4%	102.2%	127.0%	115.2%	143.2%	124.3%
	2	5.2%	3.4%	4.0%	2.8%	2.7%	185.7%	192.6%	121.4%	125.9%	103.7%
	3 or 4	11.8%	11.0%	11.3%	7.5%	6.1%	157.3%	193.4%	146.7%	180.3%	123.0%
	5 to 9	18.1%	15.1%	16.1%	8.5%	8.2%	212.9%	220.7%	177.6%	184.1%	103.7%
	10 to 19	9.8%	10.3%	10.2%	6.5%	8.1%	150.8%	121.0%	158.5%	127.2%	80.2%
	20 +	13.7%	21.8%	19.2%	14.4%	17.1%	95.1%	80.1%	151.4%	127.5%	84.2%
	Mobile Home	1.5%	1.0%	1.2%	2.2%	1.6%	68.2%	93.8%	45.5%	62.5%	137.5%
	Other	0.1%	0.1%	0.1%	0.2%	0.1%	50.0%	100.0%	50.0%	100.0%	200.0%

Source: US Census, ESRI, and Economics Research Associates



**Transportation Behavior**

	Hawthorne Corridor Inner	Hawthorne Corridor Outer	Hawthorne Corridor Total	South Bay	Los Angeles County	Index: Inner Area compared to South Bay	Index: Inner Area compared to Los Angeles County	Index: Outer Area compared to South Bay	Index: Outer area compared to Los Angeles County	Index: South Bay compared to Los Angeles County
Workers 16+ by Means of Transportation to Work, 2000										
Drove Alone - Car, Truck, Van	2,845	5,802	8,650							
Carpooled - Car, Truck, or Van	614	1,343	1,965							
Public Transportation	241	518	755							
Walked	74	178	252							
Other	58	113	168							
Worked at Home	58	138	192							
Drove Alone - Car, Truck, Van	73.2%	71.7%	72.2%	76.4%	70.4%	95.8%	104.0%	93.8%	101.8%	109%
Carpooled - Car, Truck, or Van	15.8%	16.6%	16.4%	13.6%	15.1%	116.2%	104.6%	122.1%	109.9%	90%
Public Transportation	6.2%	6.4%	6.3%	3.6%	6.6%	172.2%	93.9%	177.8%	97.0%	55%
Walked	1.9%	2.2%	2.1%	2.0%	2.9%	95.0%	65.5%	110.0%	75.9%	69%
Other	1.5%	1.4%	1.4%	1.4%	1.6%	107.1%	93.8%	100.0%	87.5%	88%
Worked at Home	1.5%	1.7%	1.6%	3.0%	3.5%	50.0%	42.9%	56.7%	48.6%	86%
Average Travel Time to Work (in Minutes)	26.1	26.3	26.5	27.2	29.4	96.0%	88.8%	96.7%	89.5%	93%
Average Number of Vehicles Available per Household	1.5	1.4	1.7	1.7	1.6	88.2%	93.8%	82.4%	87.5%	106%

Source: US Census, ESRI, Bureau of Labor Statistics, and Economics Research Associates