

Appendix C. Detailed Urban County Data

The following tables present detailed statistical information referenced in the AI for the participating cities and unincorporated communities in the Urban County.

Table C-1
Population Growth 1990-2000

<i>Region</i>	<i>Jurisdiction</i>	<i>Total Population 1990</i>	<i>Total Population 2000</i>	<i>Percent Change 1990-2000</i>
<i>Cities</i>				
Northwest Los Angeles	Agoura Hills	20,390	20,537	0.7%
	Malibu	--	12,575	--
	Westlake Village	7,455	8,368	12.2%
San Fernando Valley	Calabasas	--	20,033	--
	San Fernando	22,580	23,564	4.4%
San Gabriel Valley	Arcadia	48,290	53,054	9.9%
	Azusa	41,333	44,712	8.2%
	Claremont	32,503	33,998	4.6%
	Covina	43,207	46,837	8.4%
	Diamond Bar	53,672	56,287	4.9%
	Duarte	20,688	21,486	3.9%
	Irwindale	1,050	1,446	37.7%
	La Canada Flintridge	19,378	20,318	4.9%
	La Puente	36,955	41,063	11.1%
	La Verne	30,897	31,638	2.4%
	Monrovia	35,758	36,929	3.3%
	San Dimas	32,397	34,980	8.0%
	San Gabriel	37,120	39,804	7.2%
	San Marino	12,959	12,945	-0.1%
	Sierra Madre	10,762	10,578	-1.7%
	South El Monte	20,850	21,144	1.4%
	South Pasadena	23,936	24,292	1.5%
Temple City	31,100	33,377	7.3%	
Walnut	29,105	30,004	3.1%	
South Bay	Avalon	2,918	3,127	7.2%
	El Segundo	15,223	16,033	5.3%
	Hermosa Beach	18,219	18,566	1.9%
	Lawndale	27,331	31,711	16.0%
	Lomita	19,382	20,046	3.4%
	Manhattan Beach	32,063	33,852	5.6%
	Rancho Palos Verdes	41,659	41,145	-1.2%
	Rolling Hills	1,871	1,871	0.0%
Rolling Hills Estates	7,789	7,676	-1.5%	
Southeast Los Angeles	Artesia	15,464	16,380	5.9%
	Bell	34,365	36,664	6.7%
	Bell Gardens	42,355	44,054	4.0%
	Cerritos	53,240	51,488	-3.3%
	Commerce	12,141	12,568	3.5%
	Cudahy	22,817	24,208	6.1%
	Hawaiian Gardens	13,639	14,779	8.4%
	La Habra Heights	6,226	5,712	-8.3%
	La Mirada	40,452	46,783	15.7%
	Maywood	27,850	28,083	0.8%
	Santa Fe Springs	15,520	17,438	12.4%
Signal Hill	8,371	9,333	11.5%	
Westside Cities	Beverly Hills	31,971	33,784	5.7%
	Culver City	38,793	38,816	0.1%
	West Hollywood	36,118	35,716	-1.1%

Table C-1
Population Growth 1990-2000
(Continued)

Region	Jurisdiction	Total Population 1990	Total Population 2000	Percent Change 1990-2000
Unincorporated Communities				
Antelope Valley	Desert View Highlands	2,154	2,337	8.5%
	Lake Los Angeles	7,977	11,523	44.5%
	Littlerock	1,287	1,402	8.9%
	Quartz Hill	9,626	9,890	2.7%
East Los Angeles	East Los Angeles	126,379	124,283	-1.7%
San Gabriel Valley	Altadena	42,658	42,610	-0.1%
	Avocado Heights	14,283	15,148	6.1%
	Charter Oak	8,858	9,027	1.9%
	Citrus	9,481	10,581	11.6%
	East Pasadena	5,910	6,045	2.3%
	East San Gabriel	12,736	14,512	13.9%
	Hacienda Heights	52,354	53,122	1.5%
	La Crescenta-Montrose	16,968	18,532	9.2%
	Mayflower Village	4,978	5,081	2.1%
	North El Monte	3,384	3,703	9.4%
	Rowland Heights	42,647	48,553	13.8%
	South San Gabriel	7,700	7,595	-1.4%
	South San Jose Hills	17,814	20,218	13.5%
	Valinda	18,735	21,776	16.2%
Vincent	13,713	15,097	10.1%	
West Puente Valley	20,254	22,589	11.5%	
Santa Clarita Valley	Acton	1,390	2,390	71.9%
	Val Verde	1,584	1,472	-7.1%
South Bay	Alondra Park	12,215	8,622	-29.4%
	Del Aire	8,040	9,012	12.1%
	East Compton	7,967	9,286	16.6%
	Lennox	22,757	22,950	0.8%
	Marina del Rey	7,431	8,176	10.0%
	West Athens	8,859	9,101	2.7%
	West Carson	20,143	21,138	4.9%
	West Compton	5,451	5,435	-0.3%
Westmont	31,044	31,623	1.9%	
South Central Los Angeles	Florence-Graham	57,147	60,197	5.3%
	Ladera Heights	6,316	6,568	4.0%
	View Park-Windsor Hills	11,769	10,958	-6.9%
	Walnut Park	14,722	16,180	9.9%
Southeast Los Angeles	East La Mirada	9,367	9,538	1.8%
	South Whittier	49,514	55,193	11.5%
	West Whittier-Los Nietos	24,164	25,129	4.0%
Other Unincorporated County		230,920	210,945	-8.7%
Total Urban County		2,148,858	2,257,339	5.0%
Los Angeles County		8,863,164	9,519,338	7.4%

Source: U.S. Census Bureau, 2000

Table C-2
Age Characteristics

<i>Jurisdiction</i>	<i>Percent under 18</i>	<i>Percent over 65</i>	<i>Median Age</i>
<i>Cities</i>			
Agoura Hills	31%	6%	37.6
Arcadia	23%	16%	40.5
Artesia	27%	12%	33.9
Avalon	30%	10%	33.7
Azusa	31%	7%	27.1
Bell	35%	5%	25.9
Bell Gardens	40%	4%	23.8
Beverly Hills	20%	18%	41.3
Calabasas	29%	9%	38.5
Cerritos	25%	10%	39.3
Claremont	21%	15%	35.8
Commerce	34%	10%	28.2
Covina	28%	11%	33.5
Cudahy	40%	4%	23.8
Culver	21%	14%	39.1
Diamond Bar	27%	8%	36.5
Duarte	28%	12%	34.5
El Segundo	23%	10%	36.4
Hawaiian Gardens	37%	6%	25.4
Hermosa Beach	12%	7%	34.2
Irwindale	33%	8%	28.5
La Canada Flintridge	30%	14%	42.1
La Habra Heights	25%	15%	42.4
La Mirada	26%	14%	35.4
La Puente	34%	8%	27.7
La Verne	25%	13%	37.7
Lawndale	32%	6%	29.3
Lomita	26%	11%	35.5
Malibu	20%	14%	42.9
Manhattan Beach	22%	10%	37.7
Maywood	37%	4%	24.9
Monrovia	27%	10%	33.7
Rancho Palos Verdes	23%	19%	44.7
Rolling Hills	26%	22%	47.7
Rolling Hills Estates	24%	19%	44.9
San Dimas	26%	12%	37.3
San Fernando	34%	7%	27.3
San Gabriel	24%	13%	35.6

Table C-2
Age Characteristics
(Continued)

<i>Jurisdiction</i>	<i>Percent under 18</i>	<i>Percent over 65</i>	<i>Median Age</i>
San Marino	27%	16%	42.7
Santa Fe Springs	29%	13%	33.1
Sierra Madre	19%	16%	42.6
Signal Hill	26%	7%	33.4
South El Monte	34%	7%	26.9
South Pasadena	23%	11%	37.4
Temple City	24%	14%	38.6
Walnut	28%	7%	37.2
West Hollywood	6%	17%	39.4
Westlake Village	24%	17%	44.6
<i>Unincorporated Communities</i>			
Acton	31%	9%	38.6
Alondra Park	30%	8%	31.5
Altadena	27%	12%	37.6
Avocado Heights	31%	9%	30.4
Charter Oak	30%	8%	33.0
Citrus	33%	7%	28.0
Del Aire	28%	10%	35.1
Desertview Highlands	35%	9%	32.6
East Compton	40%	4%	23.6
East La Mirada	27%	12%	34.8
East Los Angeles	35%	8%	26.5
East Pasadena	25%	14%	36.7
East San Gabriel	24%	12%	36.4
Florence-Graham	40%	5%	23.5
Hacienda Heights	25%	12%	36.9
La Crescenta-Montrose	27%	11%	38.6
Ladera Heights	21%	20%	44.5
Lake Los Angeles	40%	6%	28.0
Lennox	39%	4%	24.2
Littlerock	39%	8%	29.1
Marina del Rey	6%	10%	39.2

**Table C-2
Age Characteristics
(Continued)**

<i>Jurisdiction</i>	<i>Percent under 18</i>	<i>Percent over 65</i>	<i>Median Age</i>
Mayflower Village	25%	15%	38.2
North El Monte	23%	16%	38.6
Quartz Hill	31%	10%	35.4
Rowland Heights	26%	9%	34.7
South San Gabriel	25%	14%	36.0
South San Jose Hills	35%	6%	26.9
South Whittier	33%	8%	29.2
Valinda	34%	7%	28.1
Val Verde	33%	3%	27.4
View Park-Windsor Hills	20%	20%	43.6
Vincent	33%	7%	29.5
Walnut Park	33%	7%	27.0
West Athens	35%	7%	28.2
West Carson	23%	15%	38.5
West Compton	33%	12%	31.3
Westmont	38%	6%	26.1
West Puente Valley	32%	9%	29.2
West Whittier-Los Nietos	31%	10%	30.5
Other Unincorporated	28%	9%	
Total Urban County	29%	10%	
Los Angeles County	28%	10%	32.0

Source: U.S. Census Bureau, 2000

Table C-3
Race and Ethnicity

Jurisdiction	White	Hispanic	Asian	Black	Other	Total
<i>Cities</i>						
Agoura Hills	83%	7%	6%	1%	3%	100%
Arcadia	40%	11%	45%	1%	3%	100%
Artesia	27%	38%	27%	3%	4%	100%
Avalon	50%	46%	1%	0%	3%	100%
Azusa	24%	64%	6%	4%	3%	100%
Bell	6%	91%	1%	1%	1%	100%
Bell Gardens	5%	93%	1%	1%	1%	100%
Beverly Hills	82%	5%	7%	2%	5%	100%
Calabasas	84%	5%	8%	1%	3%	100%
Cerritos	21%	10%	58%	7%	3%	100%
Claremont	65%	15%	11%	5%	3%	100%
Commerce	4%	94%	1%	1%	1%	100%
Covina	42%	40%	10%	5%	3%	100%
Cudahy	4%	94%	1%	1%	1%	100%
Culver City	48%	24%	12%	12%	5%	100%
Diamond Bar	31%	18%	43%	5%	3%	100%
Duarte	32%	43%	12%	9%	3%	100%
El Segundo	77%	11%	6%	1%	5%	100%
Hawaiian Gardens	11%	74%	9%	4%	3%	100%
Hermosa Beach	85%	7%	4%	1%	3%	100%
Irwindale	9%	88%	1%	0%	1%	100%
La Canada Flintridge	71%	5%	21%	0%	3%	100%
La Habra Heights	64%	14%	18%	1%	3%	100%
La Mirada	47%	33%	15%	2%	3%	100%
La Puente	7%	83%	7%	2%	2%	100%
La Verne	64%	23%	7%	3%	3%	100%
Lawndale	22%	52%	9%	12%	4%	100%
Lomita	54%	26%	11%	4%	5%	100%
Malibu	89%	5%	2%	1%	3%	100%
Manhattan Beach	85%	5%	6%	1%	3%	100%
Maywood	3%	96%	0%	0%	1%	100%
Monrovia	47%	35%	7%	8%	3%	100%
Rancho Palos Verdes	63%	6%	26%	2%	3%	100%
Rolling Hills	77%	5%	14%	2%	3%	100%

**Table C-3
Race and Ethnicity
(Continued)**

<i>Jurisdiction</i>	<i>White</i>	<i>Hispanic</i>	<i>Asian</i>	<i>Black</i>	<i>Other</i>	<i>Total</i>
<i>Cities</i>						
San Dimas	61%	23%	9%	3%	3%	100%
San Fernando	8%	89%	1%	1%	1%	100%
San Gabriel	17%	31%	49%	1%	2%	100%
San Marino	45%	4%	48%	0%	2%	100%
Santa Fe Springs	19%	71%	4%	4%	2%	100%
Sierra Madre	80%	10%	6%	1%	4%	100%
Signal Hill	36%	29%	16%	13%	6%	100%
South El Monte	5%	86%	8%	0%	1%	100%
South Pasadena	51%	16%	26%	3%	4%	100%
Temple City	38%	20%	39%	1%	2%	100%
Walnut	18%	19%	56%	4%	3%	100%
West Hollywood	81%	9%	4%	3%	3%	100%
Westlake Village	87%	5%	6%	1%	2%	100%
<i>Communities in Unincorporated Los Angeles County</i>						
Acton	84%	11%	1%	1%	3%	100%
Alondra Park	26%	41%	16%	12%	4%	100%
Altadena	40%	20%	4%	31%	5%	100%
Avocado Heights	12%	78%	9%	1%	1%	100%
Charter Oak	46%	37%	9%	4%	4%	100%
Citrus	24%	65%	6%	3%	2%	100%
Del Aire	42%	42%	8%	4%	5%	100%
Desertview Highlands	52%	37%	2%	6%	4%	100%
East Compton	2%	77%	0%	19%	2%	100%
East La Mirada	54%	38%	4%	2%	2%	100%
East Los Angeles	2%	97%	1%	0%	1%	100%
East Pasadena	38%	35%	20%	2%	4%	100%
East San Gabriel	31%	24%	40%	2%	3%	100%
Florence-Graham	1%	86%	0%	13%	0%	100%
Hacienda Heights	22%	38%	36%	1%	2%	100%
La Crescenta-Montrose	67%	10%	19%	0%	4%	100%
Ladera Heights	19%	3%	3%	70%	5%	100%
Lake Los Angeles	49%	34%	1%	12%	4%	100%
Lennox	4%	90%	1%	4%	2%	100%
Littlerock	54%	40%	0%	4%	2%	100%

**Table C-3
Race and Ethnicity
(Continued)**

<i>Jurisdiction</i>	<i>White</i>	<i>Hispanic</i>	<i>Asian</i>	<i>Black</i>	<i>Other</i>	<i>Total</i>
Marina del Rey	79%	5%	8%	5%	3%	100%
Mayflower Village	53%	27%	17%	1%	3%	100%
North El Monte	46%	25%	26%	0%	2%	100%
Quartz Hill	74%	15%	2%	5%	4%	100%
Rowland Heights	16%	28%	50%	2%	3%	100%
South San Gabriel	8%	46%	43%	0%	2%	100%
South San Jose Hills	7%	83%	6%	1%	2%	100%
South Whittier	25%	69%	3%	1%	2%	100%
Valinda	12%	75%	9%	2%	2%	100%
Val Verde	40%	52%	2%	4%	2%	100%
View Park-Windsor Hills	5%	3%	1%	87%	4%	100%
Vincent	24%	64%	7%	2%	2%	100%
Walnut Park	3%	96%	0%	0%	0%	100%
West Athens	2%	39%	2%	55%	2%	100%
West Carson	29%	29%	25%	12%	5%	100%
West Compton	2%	34%	1%	61%	2%	100%
Westmont	1%	40%	0%	57%	2%	100%
West Puente Valley	7%	82%	8%	2%	1%	100%
West Whittier-Los Nietos	14%	83%	1%	0%	1%	100%
Other Unincorporated	42%	37%	9%	9%	3%	100%
Total Urban County	33%	44%	14%	6%	3%	100%
Los Angeles County	31%	45%	12%	10%	3%	100%

Source: U.S. Census Bureau, 2000

Table C-4
Los Angeles Urban County
Household Characteristics, 2000

<i>Jurisdiction</i>	<i>Average household size</i>	<i>% Families with children</i>	<i>% Large renter households</i>	<i>% Female-headed households with children</i>
<i>Cities</i>				
Agoura Hills	2.98	47%	1%	6%
Arcadia	2.74	35%	4%	6%
Artesia	3.54	41%	11%	6%
Avalon	2.65	38%	11%	8%
Azusa	3.41	44%	14%	10%
Bell	4.05	58%	24%	12%
Bell Gardens	4.61	67%	36%	14%
Beverly Hills	2.24	24%	3%	4%
Calabasas	2.76	43%	0%	6%
Cerritos	3.34	41%	4%	4%
Claremont	2.56	31%	2%	6%
Commerce	3.8	47%	17%	11%
Covina	2.89	38%	6%	9%
Cudahy	4.47	66%	38%	16%
Culver City	2.31	26%	4%	7%
Diamond Bar	3.18	44%	3%	6%
Duarte	3.16	39%	5%	6%
El Segundo	2.27	28%	2%	6%
Hawaiian Gardens	4.21	52%	20%	12%
Hermosa Beach	1.95	14%	0%	2%
Irwindale	3.96	42%	11%	10%
La Canada Flintridge	2.95	44%	1%	4%
La Habra Heights	3.03	35%	0%	2%
La Mirada	3.1	37%	3%	4%
La Puente	4.34	50%	14%	9%
La Verne	2.79	35%	3%	6%
Lawndale	3.31	45%	16%	12%
Lomita	2.48	33%	6%	9%
Malibu	2.39	25%	1%	4%
Manhattan Beach	2.34	28%	1%	3%
Maywood	4.33	63%	28%	12%
Monrovia	2.71	35%	8%	9%
Rancho Palos Verdes	2.66	33%	1%	3%
Rolling Hills	2.9	34%	1%	2%
Rolling Hills Estates	2.73	34%	0%	2%
San Dimas	2.78	35%	3%	6%

Table C-4
Los Angeles Urban County
Household Characteristics, 2000
(Continued)

<i>Jurisdiction</i>	<i>Average household size</i>	<i>% Families with children</i>	<i>% Large renter households</i>	<i>% Female-headed households with children</i>
San Fernando	4.07	53%	16%	9%
San Gabriel	3.1	36%	10%	7%
San Marino	3.03	42%	1%	4%
Santa Fe Springs	3.35	38%	8%	9%
Sierra Madre	2.2	23%	1%	3%
Signal Hill	2.56	31%	9%	9%
South El Monte	4.57	52%	27%	9%
South Pasadena	2.3	29%	2%	7%
Temple City	2.9	36%	5%	7%
Walnut	3.63	51%	4%	4%
West Hollywood	1.53	6%	1%	2%
Westlake Village	2.56	32%	2%	4%
<i>Unincorporated Communities</i>				
Acton	3.00	47%	0%	7%
Alondra Park	3.05	40%	11%	9%
Altadena	2.82	34%	4%	7%
Avocado Heights	4.00	46%	9%	7%
Charter Oak	2.95	41%	5%	11%
Citrus	4.03	46%	7%	8%
Del Aire	3.13	41%	3%	6%
Desert View Highlands	3.20	46%	6%	9%
East Compton	5.01	63%	27%	14%
East La Mirada	2.86	37%	3%	6%
East Los Angeles	4.15	52%	24%	12%
East Pasadena	2.95	35%	5%	4%
East San Gabriel	2.79	34%	5%	6%
Florence-Graham	4.51	61%	28%	14%
Hacienda Heights	3.32	37%	5%	5%
La Crescenta-Montrose	2.66	38%	3%	5%
Ladera Heights	2.44	27%	2%	7%
Lake Los Angeles	3.66	52%	10%	10%
Lennox	4.55	64%	31%	12%
Littleton	3.29	54%	15%	9%
Marina del Rey	1.54	7%	1%	2%
Mayflower Village	2.78	33%	3%	4%
North El Monte	2.87	33%	3%	3%
Quartz Hill	2.86	42%	5%	10%
Rowland Heights	3.41	41%	8%	6%

Table C-4
Los Angeles Urban County
Household Characteristics, 2000
(Continued)

<i>Jurisdiction</i>	<i>Average household size</i>	<i>% Families with children</i>	<i>% Large renter households</i>	<i>% Female-headed households with children</i>
South San Gabriel	3.52	37%	6%	7%
South San Jose Hills	5.07	54%	11%	7%
South Whittier	3.74	48%	12%	9%
Valinda	4.57	52%	12%	7%
Val Verde	3.47	44%	5%	5%
View Park-Windsor Hills	2.40	23%	1%	7%
vincent	3.97	49%	8%	6%
Walnut Park	4.48	55%	19%	10%
West Athens	3.54	45%	13%	16%
West Carson	2.85	30%	5%	5%
Westmont	3.41	47%	17%	23%
west compton	3.53	38%	8%	12%
West Puente Valley	4.67	46%	8%	6%
West Whittier-Los Nietos	3.73	44%	8%	7%
Other Unincorporated		40%	5%	6%
Total Urban County		39%	8%	7%
Total Los Angeles County	2.98	37%	9%	8%

Source: U.S. Census Bureau, 2000

Table C-5
Los Angeles Urban County
Median Household Income (1999)

<i>Jurisdiction</i>	<i>Median income (in dollars)</i>
<i>Cities</i>	
Cudahy	29,040
Bell	29,946
Maywood	30,480
Bell Gardens	30,597
Commerce	34,040
Hawaiian Gardens	34,500
South El Monte	34,656
West Hollywood	38,914
Lawndale	39,012
Azusa	39,191
Avalon	39,327
San Fernando	39,909
La Puente	41,222
San Gabriel	41,791
Lomita	43,303
Artesia	44,500
Santa Fe Springs	44,540
Irwindale	45,000
Monrovia	45,375
Covina	48,474
Temple City	48,722
Signal Hill	48,938
Duarte	50,744
Culver City	51,792
South Pasadena	55,728
Arcadia	56,100
La Verne	61,326
El Segundo	61,341
La Mirada	61,632
San Dimas	62,885
Sierra Madre	65,900
Claremont	65,910
Diamond Bar	68,871

Table C-5
Los Angeles Urban County
Median Household Income (1999)
(Continued)

<i>Jurisdiction</i>	<i>Median income (in dollars)</i>
Beverly Hills	70,945
Cerritos	73,030
Walnut	81,015
Hermosa Beach	81,153
Agoura Hills	87,008
Calabasas	93,860
Westlake Village	94,571
Rancho Palos Verdes	95,503
Manhattan Beach	100,750
La Habra Heights	101,080
Malibu	102,031
Rolling Hills Estates	109,010
La Canada Flintridge	109,989
San Marino	117,267
Rolling Hills	200,000
<i>Unincorporated Communities</i>	
Westmont	23,323
Florence-Graham	25,425
Lennox	28,273
East Los Angeles	28,544
East Compton	31,398
West Athens	35,423
Walnut Park	35,837
Desert View Highlands	37,341
West Compton	38,000
Lake Los Angeles	38,794
Littlerock	39,000
Alondra Park	39,722
West Whittier-Los Nietos	45,921
South Whittier	47,378
North El Monte	48,583
South San Jose Hills	48,655
Avocado Heights	48,712
Quartz Hill	49,098
West Carson	49,118
Valinda	49,578
West Puente Valley	49,923
Charter Oak	50,744
South San Gabriel	51,136
East San Gabriel	51,301
East La Mirada	51,440
Rowland Heights	52,270
Vincent	52,349

Table C-5
 Los Angeles Urban County
 Median Household Income (1999)
 (Continued)

<i>Jurisdiction</i>	<i>Median income (in dollars)</i>
Val Verde	52,593
East Pasadena	53,378
Citrus	55,110
Del Aire	55,186
Mayflower Village	55,547
Hacienda Heights	59,485
View Park-Windsor Hills	59,961
La Crescenta-Montrose	60,089
Altadena	60,549
Acton	63,156
Marina del Rey	68,447
Ladera Heights	90,233
Los Angeles County	42,189

Source: U.S. Census Bureau, 2000

**Table C-6
Housing Profile**

Jurisdiction	Housing Growth	Tenure Distribution		Household Overcrowding			Housing Units Over 30 Years
		Owners	Renters	Owners	Renters	Total	
<i>Cities</i>							
Agoura Hills	1%	84%	16%	2%	7%	3%	12%
Arcadia	2%	62%	38%	7%	16%	10%	69%
Artesia	1%	56%	44%	21%	32%	26%	67%
Avalon	-3%	28%	72%	4%	24%	19%	61%
Azusa	-2%	51%	49%	20%	39%	30%	53%
Bell	-2%	31%	69%	44%	60%	55%	73%
Bell Gardens	3%	24%	76%	51%	67%	63%	63%
Beverly Hills	1%	43%	57%	3%	10%	7%	77%
Calabasas	--	81%	19%	0%	7%	2%	19%
Cerritos	2%	84%	16%	8%	27%	11%	26%
Claremont	7%	67%	33%	3%	8%	4%	65%
Commerce	1%	47%	53%	29%	47%	39%	69%
Covina	2%	58%	42%	6%	22%	13%	69%
Cudahy	2%	17%	83%	47%	60%	58%	65%
Culver City	1%	54%	46%	5%	14%	9%	67%
Diamond Bar	2%	83%	17%	7%	18%	9%	20%
Duarte	1%	71%	29%	17%	21%	18%	55%
El Segundo	1%	42%	58%	2%	7%	5%	67%
Hawaiian Gardens	3%	45%	55%	38%	51%	45%	54%
Hermosa Beach	2%	43%	57%	1%	3%	2%	64%
Irwindale	34%	63%	37%	16%	34%	22%	58%
La Canada Flintridge	1%	90%	10%	3%	14%	4%	85%
La Habra Heights	-10%	94%	6%	2%	0%	2%	58%
La Mirada	11%	82%	18%	8%	16%	10%	71%
La Puente	4%	61%	39%	32%	51%	39%	73%
La Verne	2%	78%	22%	2%	14%	5%	33%
Lawndale	1%	33%	67%	26%	34%	31%	63%
Lomita	0%	47%	53%	4%	19%	12%	67%
Malibu	--	73%	27%	2%	6%	3%	46%
Manhattan Beach	2%	65%	35%	1%	3%	2%	64%
Maywood	0%	29%	71%	50%	61%	58%	78%
Monrovia	0%	48%	52%	6%	21%	14%	68%

**Table C-6
Housing Profile
(Continued)**

Jurisdiction	Housing Growth	Tenure Distribution		Household Overcrowding			Housing Units Over 30 Years
		Owners	Renters	Owners	Renters	Total	
Rolling Hills	1%	95%	5%	2%	0%	2%	74%
Rolling Hills Estates	0%	91%	9%	2%	3%	2%	59%
San Dimas	9%	74%	26%	4%	7%	5%	32%
San Fernando	2%	54%	46%	36%	54%	44%	77%
San Gabriel	1%	48%	52%	14%	34%	24%	69%
San Marino	-1%	92%	8%	3%	4%	4%	95%
Santa Fe Springs	2%	63%	37%	21%	26%	23%	70%
Sierra Madre	1%	63%	37%	2%	2%	2%	80%
Signal Hill	3%	47%	53%	7%	29%	19%	46%
South El Monte	-3%	49%	51%	34%	67%	51%	73%
South Pasadena	1%	44%	56%	3%	7%	5%	83%
Temple City	1%	63%	37%	12%	21%	15%	81%
Walnut	4%	89%	11%	8%	14%	9%	19%
West Hollywood	1%	22%	78%	2%	6%	6%	73%
Westlake Village	11%	88%	12%	1%	3%	1%	31%
Unincorporated Communities							
Acton	49%	90%	10%	8%	0%	7%	14%
Alondra Park	-32%	49%	51%	12%	41%	27%	78%
Altadena	1%	74%	26%	6%	17%	8%	90%
Avocado Heights	1%	76%	24%	23%	45%	29%	70%
Charter Oak	-8%	65%	35%	7%	16%	10%	53%
Citrus	5%	72%	28%	24%	22%	24%	80%
Del Aire	3%	80%	20%	16%	17%	16%	94%
Desert View Highlands	1%	74%	26%	10%	14%	11%	76%
East Compton	5%	52%	48%	46%	62%	54%	77%
East La Mirada	-1%	65%	35%	5%	15%	9%	79%
East Los Angeles	3%	37%	63%	38%	55%	49%	81%
East Pasadena	-3%	71%	29%	8%	28%	14%	84%
East San Gabriel	2%	54%	46%	9%	26%	17%	76%
Florence-Graham	5%	38%	62%	49%	62%	57%	76%
Hacienda Heights	2%	79%	21%	11%	25%	14%	54%
La Crescenta-Montrose	4%	65%	35%	6%	19%	11%	79%
Ladera Heights	3%	76%	24%	0%	7%	2%	84%
Lake Los Angeles	49%	78%	22%	18%	25%	19%	4%
Lennox	0%	29%	71%	54%	67%	63%	78%
Littlerock	11%	61%	39%	3%	19%	9%	22%

**Table C-6
Housing Profile
(Continued)**

<i>Jurisdiction</i>	<i>Housing Growth</i>	<i>Tenure Distribution</i>		<i>Household Overcrowding</i>			<i>Housing Units Over 30 Years</i>
		<i>Owners</i>	<i>Renters</i>	<i>Owners</i>	<i>Renters</i>	<i>Total</i>	
Mayflower Village	-2%	83%	17%	10%	15%	11%	88%
North El Monte	6%	77%	23%	11%	8%	10%	93%
Quartz Hill	5%	74%	26%	2%	16%	6%	36%
Rowland Heights	7%	66%	34%	11%	35%	19%	32%
South San Gabriel	0%	72%	28%	23%	31%	25%	72%
South San Jose Hills	6%	82%	18%	46%	64%	49%	61%
South Whittier	2%	65%	35%	18%	40%	26%	81%
Valinda	4%	79%	21%	28%	48%	32%	87%
Val Verde	-16%	71%	29%	29%	8%	21%	31%
View Park-Windsor Hills	0%	76%	24%	3%	8%	4%	94%
Vincent	0%	80%	20%	23%	38%	26%	90%
Walnut Park	8%	54%	46%	44%	65%	53%	87%
West Athens	1%	55%	45%	15%	49%	30%	74%
West Carson	4%	75%	25%	12%	27%	16%	49%
West Compton	-1%	74%	26%	21%	27%	23%	84%
Westmont	0%	32%	68%	22%	38%	33%	79%
West Puente Valley	8%	82%	18%	34%	40%	35%	89%
West Whittier-Los Nietos	-1%	74%	26%	21%	42%	26%	89%
Total Urban County	4%	59%	41%	12%	30%	19%	64%
Total Los Angeles County	3%	48%	52%	14%	32%	23%	65%

Source: U.S. Census Bureau, 1990 and 2000

Table C-7
 SCAG Regional Housing Needs Assessment
 Construction Need, 2000

<i>Jurisdiction</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
Agoura Hills	12	8	13	44	77
Arcadia	55	32	46	327	461
Artesia	34	29	32	50	145
Avalon	8	6	5	10	30
Azusa	183	135	156	203	677
Bell	159	101	118	204	582
Bell Gardens	125	79	83	139	426
Beverly Hills	35	42	40	139	256
Calabasas	0	0	0	0	0
Cerritos	54	41	71	174	340
Claremont	51	37	54	141	283
Commerce	30	18	22	39	110
Covina	21	18	23	38	100
Cudahy	60	36	37	64	196
Culver	71	136	134	309	650
Diamond Bar	23	17	27	76	144
Duarte	78	64	85	127	354
El Segundo	14	11	16	37	78
Hawaiian Gardens	53	35	41	70	198
Hermosa Beach	55	42	61	175	332
Irwindale	6	5	6	10	27
La Canada Flintridge	20	15	21	77	133
La Habra Heights	30	21	34	118	202
La Mirada	60	57	86	168	371
La Puente	134	113	134	139	515
La Verne	15	12	16	36	79
Lawndale	19	15	18	26	78
Lomita	53	35	47	84	219
Malibu	2	2	2	8	14
Manhattan Beach	41	29	42	139	250
Maywood	67	45	46	80	239
Monrovia	76	52	70	106	303
Rancho Palos Verdes	8	5	8	31	53
Rolling Hills	8	5	7	40	60
Rolling Hills Estates	11	8	11	48	79
San Dimas	16	12	18	45	91

Table C-7
SCAG Regional Housing Needs Assessment
Construction Need, 2000
(Continued)

<i>Jurisdiction</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
San Fernando	52	34	43	72	201
San Gabriel	78	57	63	102	301
San Marino	0	0	0	0	0
Santa Fe Springs	26	18	20	29	94
Sierra Madre	15	13	17	44	89
Signal Hill	55	45	56	105	260
South El Monte	31	20	21	39	112
South Pasadena	35	31	45	95	206
Temple City	34	31	35	61	161
Walnut	34	23	36	134	227
West Hollywood	75	107	81	147	410
Westlake Village	52	32	52	179	315
Unincorporated	264	192	200	554	1209

Source: SCAG Regional Housing Needs Assessment 2000.

Table C-8
Housing Unit Type

<i>City</i>	<i>Single Family</i>	<i>Multifamily</i>	<i>Mobile Homes</i>
Agoura Hills	88%	12%	0%
Arcadia	66%	34%	0%
Artesia	77%	21%	2%
Avalon	42%	58%	0%
Azusa	57%	39%	4%
Bell	49%	46%	5%
Bell Gardens	61%	34%	4%
Beverly Hills	37%	63%	0%
Calabasas	76%	20%	4%
Cerritos	94%	6%	0%
Claremont	79%	21%	0%
Commerce	73%	27%	0%
Covina	63%	34%	3%
Cudahy	53%	42%	8%
Culver City	46%	53%	1%
Diamond Bar	85%	13%	1%
Duarte	74%	23%	3%
El Segundo	47%	53%	0%
Hawaiian Gardens	55%	38%	7%
Hermosa Beach	50%	49%	1%
Irwindale	92%	6%	2%
La Canada Flintridge	96%	4%	0%
La Habra Heights	100%	0%	0%
La Mirada	84%	15%	1%
La Puente	70%	29%	1%
La Verne	69%	16%	15%
Lawndale	64%	33%	3%
Lomita	57%	36%	6%
Malibu	70%	19%	11%
Manhattan Beach	74%	26%	0%
Maywood	55%	45%	0%
Monrovia	64%	34%	2%
Rancho Palos Verdes	84%	16%	0%
Rolling Hills	100%	0%	0%
Rolling Hills Estates	98%	2%	0%
San Dimas	77%	16%	7%
San Fernando	73%	26%	2%

**Table C-8
Housing Unit Type
(Continued)**

<i>City</i>	<i>Single Family</i>	<i>Multifamily</i>	<i>Mobile Homes</i>
San Gabriel	63%	37%	0%
San Marino	100%	0%	0%
Santa Fe Springs	71%	26%	3%
Sierra Madre	75%	25%	0%
Signal Hill	38%	62%	0%
South El Monte	71%	17%	12%
South Pasadena	51%	49%	0%
Temple City	86%	14%	0%
Walnut	95%	3%	2%
West Hollywood	11%	89%	0%
Westlake Village	86%	9%	5%
Unincorporated Los Angeles	76%	20%	4%
Total Urban County	70%	27%	3%
Total County	55%	43%	2%

Source: California Department of Finance, 2000

**Table C-9
Housing Cost Burden**

<i>Cities</i>	<i>Owners</i>	<i>Renters</i>
Agoura Hills	35%	35%
Arcadia	32%	37%
Artesia	32%	37%
Avalon	33%	37%
Azusa	33%	43%
Bell	46%	45%
Bell Gardens	49%	46%
Beverly Hills	36%	44%
Calabasas	39%	44%
Cerritos	29%	43%
Claremont	24%	41%
Commerce	32%	43%
Covina	30%	41%
Cudahy	48%	45%
Culver City	32%	36%
Diamond Bar	36%	40%
Duarte	30%	42%
El Segundo	29%	23%
Hawaiian Gardens	42%	46%
Hermosa Beach	29%	26%
Irwindale	12%	45%
La Canada Flintridge	33%	36%
La Habra Heights	30%	27%
La Mirada	29%	45%
La Puente	33%	42%
La Verne	32%	41%
Lawndale	41%	41%
Lomita	32%	39%
Malibu	38%	44%
Manhattan Beach	29%	28%
Maywood	46%	47%
Monrovia	32%	40%
Rancho Palos Verdes	29%	37%
Rolling Hills	28%	45%
Rolling Hills Estates	38%	20%
San Dimas	30%	33%
San Fernando	34%	43%
San Gabriel	32%	41%

Table C-9
Housing Cost Burden
(Continued)

<i>Cities</i>	<i>Owners</i>	<i>Renters</i>
San Marino	35%	22%
Santa Fe Springs	30%	44%
Sierra Madre	24%	29%
Signal Hill	35%	41%
South El Monte	30%	42%
South Pasadena	32%	32%
Temple City	31%	39%
Walnut	37%	44%
West Hollywood	47%	42%
Westlake Village	36%	46%
<i>Unincorporated Communities</i>		
Acton	39%	23%
Alondra Park	29%	46%
Altadena	34%	42%
Avocado Heights	30%	43%
Charter Oak	31%	31%
Citrus	33%	46%
Del Aire	33%	44%
Desert View Highlands	25%	37%
East Compton	42%	50%
East La Mirada	22%	44%
East Los Angeles	37%	46%
East Pasadena	33%	39%
East San Gabriel	34%	43%
Florence-Graham	47%	52%
Hacienda Heights	31%	44%
La Crescenta-Montrose	31%	37%
Ladera Heights	28%	34%
Lake Los Angeles	36%	57%
Lennox	49%	51%
Littlerock	17%	45%
Marina del Rey	34%	39%
Mayflower Village	32%	39%

Table C-9
Housing Cost Burden
(Continued)

<i>Cities</i>	<i>Owners</i>	<i>Renters</i>
North El Monte	31%	36%
Quartz Hill	22%	54%
Rowland Heights	37%	45%
South San Gabriel	25%	40%
South San Jose Hills	36%	48%
South Whittier	34%	38%
Valinda	36%	44%
Val Verde	32%	54%
View Park-Windsor Hills	30%	36%
Vincent	35%	34%
Walnut Park	44%	48%
West Athens	44%	50%
West Carson	33%	36%
West Compton	40%	46%
Westmont	47%	56%
West Puente Valley	36%	30%
West Whittier-Los Nietos	31%	43%
Total Urban County	33%	42%
Total Los Angeles County	34%	44%

Source: U.S. Census Bureau, 2000

Table C-10
Median Housing Costs

<i>Jurisdiction</i>	<i>Median Gross Rent (dollars)</i>	<i>Median Home Price (dollars)</i>
<i>Cities</i>		
Agoura Hills	1,215	397,500
Arcadia	830	400,000
Artesia	795	228,500
Avalon	814	n/a
Azusa	743	182,000
Bell	642	182,000
Bell Gardens	665	176,000
Beverly Hills	1,171	776,000
Calabasas	1,233	607,500
Cerritos	1,260	360,000
Claremont	771	325,000
Commerce	623	n/a
Covina	742	229,000
Cudahy	677	n/a
Culver City	887	349,000
Diamond Bar	1,012	273,000
Duarte	791	204,000
El Segundo	882	393,500
Hawaiian Gardens	718	n/a
Hermosa Beach	1,146	606,000
Irwindale	584	n/a
La Canada Flintridge	1,148	679,000
La Habra Heights	746	n/a
La Mirada	870	278,500
La Puente	678	190,000
La Verne	856	299,000
Lawndale	783	213,750
Lomita	784	295,250
Malibu	1,652	899,000
Manhattan Beach	1,358	825,000
Maywood	602	158,000
Monrovia	746	285,000
Rancho Palos Verdes	1,496	650,000
Rolling Hills	2,001	n/a
Rolling Hills Estates	2,001	n/a
San Dimas	876	284,000

Table C-10
Median Housing Costs
(Continued)

<i>Jurisdiction</i>	<i>Median Gross Rent (dollars)</i>	<i>Median Home Price (dollars)</i>
San Fernando	665	190,000
San Gabriel	759	300,000
San Marino	2,001	780,500
Santa Fe Springs	747	215,000
Sierra Madre	836	462,500
Signal Hill	725	n/a
South El Monte	684	n/a
South Pasadena	833	466,500
Temple City	800	299,500
Walnut	1,223	360,000
West Hollywood	773	480,000
Westlake Village	1,582	n/a
<i>Unincorporated Communities</i>		
Acton	1,297	n/a
Alondra Park	582	n/a
Altadena	752	n/a
Avocado Heights	803	n/a
Charter Oak	885	n/a
Citrus	924	n/a
Del Aire	969	n/a
Desert View Highlands	708	n/a
East Compton	615	n/a
East La Mirada	745	n/a
East Los Angeles	598	n/a
East Pasadena	805	n/a
East San Gabriel	718	n/a
Florence-Graham	581	n/a
Hacienda Heights	946	n/a
La Crescenta-Montrose	789	n/a
Ladera Heights	1,065	n/a
Lake Los Angeles	778	n/a
Lennox	603	n/a
Littlerock	828	n/a
Marina del Rey	1,453	n/a
Mayflower Village	924	n/a
North El Monte	896	n/a
Quartz Hill	563	n/a
Rowland Heights	855	n/a

Table C-10
Median Housing Costs
(Continued)

<i>Jurisdiction</i>	<i>Median Gross Rent (dollars)</i>	<i>Median Home Price (dollars)</i>
South San Gabriel	728	n/a
South San Jose Hills	874	n/a
South Whittier	748	n/a
Valinda	839	n/a
Val Verde	882	n/a
View Park-Windsor Hills	678	n/a
Vincent	987	n/a
Walnut Park	580	n/a
West Athens	543	n/a
West Carson	872	n/a
West Compton	688	n/a
Westmont	593	n/a
West Puente Valley	816	n/a
West Whittier-Los Nietos	774	n/a
Los Angeles County	704	260,000

source: U.S. Census Bureau, 2000; California Association of Realtors, 2002