

# THE STATE OF GREATER VALLEY GLEN

A NEIGHBORHOOD ANALYSIS CONDUCTED BY  
CAROLYN ABRAMS | ARA KIM | ISELLA RAMIREZ



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UCLA LUSKIN SCHOOL OF PUBLIC AFFAIRS  
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This report is a final product of a quarter-long neighborhood analysis course at UCLA. This report supersedes all previous drafts and earlier versions. Disclaimer: the contents, claims, and findings of this report are the sole responsibility of the authors.

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# INTRODUCTION

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The purpose of this report is to examine the current state of Greater Valley Glen through an analysis of five key areas: demographics, socioeconomic status, housing trends, transportation characteristics, and economic base. The information provided in this report relies on secondary data collected from the US Census and American Community Survey. The goal of this analysis is to highlight the neighborhood's assets and identify opportunities for the Greater Valley Glen Neighborhood Council to further their community empowerment and development efforts.

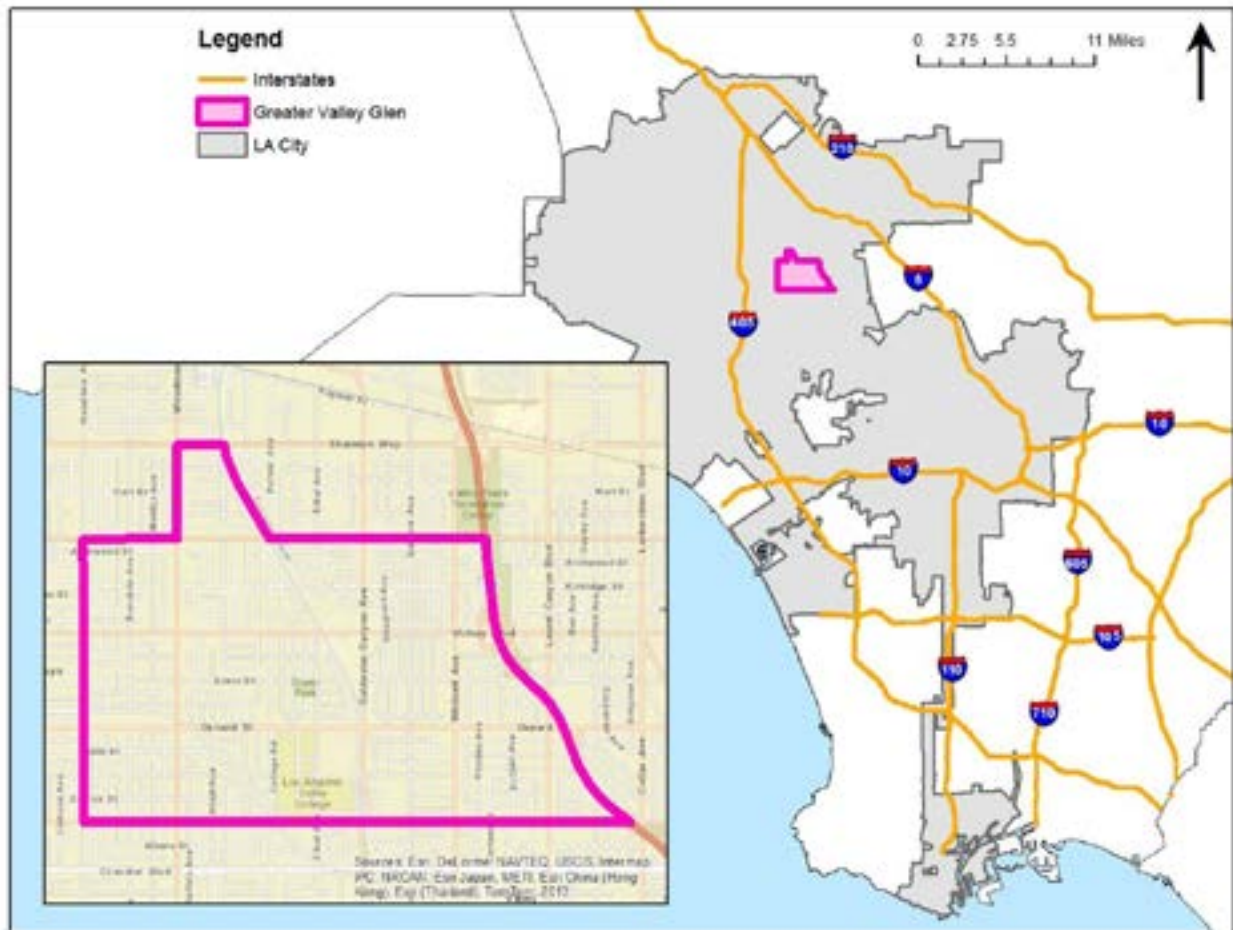
Greater Valley Glen is characterized as a primarily residential area with a large majority of family households. The area has a great deal of potential to grow and improve the quality of life for its residents. Particular attention will be paid to the recent separation from Van Nuys and how this has shaped the future of the community. Finally, this report provides recommendations for the Greater Valley Glen Neighborhood Council based on the needs and priorities of the neighborhood.

## GEOGRAPHIC LOCATION

Greater Valley Glen is located in the southeast region of the San Fernando Valley in the City of Los Angeles. The area incorporates the Valley Glen neighborhood and a portion of North Hollywood. For the purposes of this report, data analysis was conducted using the operational boundaries defined by the Greater Valley Glen Neighborhood Council. These boundaries position the area with Hazeltine Avenue to the west, the 170 freeway to the east, Vanowen Street to the north, and Burbank Boulevard to the south. Other major streets within the boundaries include Woodman Avenue, Fulton Avenue, Coldwater Canyon Avenue, Whitsett Avenue, Laurel Canyon Blvd, Sherman Way, Victory Boulevard, and Oxnard Street. Interstate 405 is located further west of the neighborhood and U.S. Highway 101 lies nearby to the south. Finally, the communities neighboring Greater Valley Glen include Van Nuys, Valley Village, Sun Valley, Sherman Oaks, Panorama City, and North Hollywood.







Greater Valley Glen is comprised of 16 census tracts total, which provide the basis of our analysis for this report. However, not every census tract falls entirely within the neighborhood boundaries. Our analysis accounted for these partial tracts by weighing the data accordingly. We first calculated the area of each census tract that fell within the neighborhood boundaries and then divided it by the entire census tract area, giving us the percentage of each tract that falls within the neighborhood area. Using this percentage, we weighed the data accordingly to ensure that our analysis only accounted for the portion of the tracts within the neighborhood boundaries.

## LAND USE

Within the neighborhood of Greater Valley Glen, the majority of land is zoned for mixed residential density. The residential areas of the neighborhood are comprised of multi-family and multi-unit housing. The areas around major intersections are primarily zoned for transportation oriented commercial use with a mix of housing. Although not within the neighborhood boundaries, Greater Valley Glen is located near the Van Nuys airport, a large area zoned for industrial use.



# BACKGROUND

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## THE BIRTH OF GREATER VALLEY GLEN

Prior to the establishment of Valley Glen, the area was included as part of the Van Nuys community in the San Fernando Valley. Van Nuys was officially founded on February 22, 1911 and in 1915, the area was incorporated into the City of Los Angeles with a vote of 681 to 25 (Roderick, 2001). The community quickly grew and became the government center of the Valley. By the year 2000, the neighborhood held a population of over 100,000 residents. Given its size and division among five council districts, local efforts and community development projects have been difficult to coordinate. The perceived lack of investment from the city and the disrepairs left unattended began to form a poor reputation for the area.

As a result, multiple small secession movements began to occur in the 1990s as residents fought for city permission to rename their neighborhoods. According to the LA Times, “Although the splits didn’t involve new governments...proponents argued that disassociating from Van Nuys’ tainted image would boost home prices” (Fox, 2002). Driven by a desire to increase property values and improve the perception of the community, Valley Glen seceded from the larger neighborhood of Van Nuys in 1996. Valley Glen encompasses an area of 4.81 square miles and includes the 91401, 91405, and 91406 zip codes. With the establishment of the neighborhood council, the board agreed to also represent a portion of North Hollywood, thus adopting the name Greater Valley Glen.

## POPULATION TRENDS

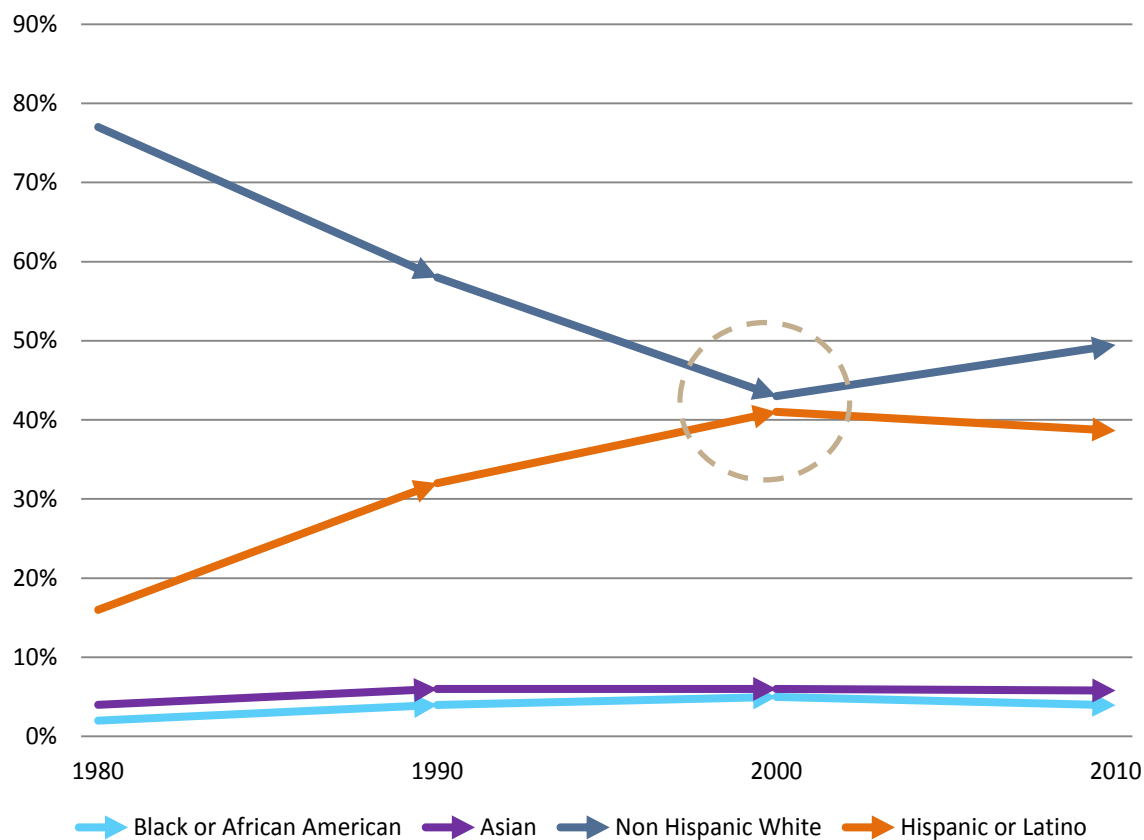
Over the past five decades, the racial/ethnic composition of Greater Valley Glen has significantly changed. Beginning in 1970, Greater Valley Glen was almost entirely White, with Asian residents accounting for slightly less than 1% of the population and Black/African American residents comprising a mere one-tenth of a percent of the total population. Provided that no distinction was made at the time between Non-Hispanic Whites and Hispanics/Latinos, this data is not entirely representative of the population at that time. However, in 1980, the racial and ethnic breakdown for the area was reported with 77% Non-Hispanic Whites, 16% Hispanics/Latinos, 4% Asians, and 2% Blacks/African Americans. By 1990, the Black/African American and Hispanic/Latino populations of Greater Valley Glen had doubled, and the Asian population had increased by two percentage points (a 50% increase). By the year 2000, the Non-Hispanic White population made up 43% of the community, the Hispanic/Latino population had grown to 41%, the Black/African American population had increased to 5% (the highest rate reported since 1970), and the Asian population remained constant at 6%. These trends are illustrated in Figure 1 on the following page.

Given the current racial and ethnic breakdown of the neighborhood, Greater Valley Glen has recently experienced a one percentage point decrease of Black/African American community members (20% of the total Black/African American population), a two percentage point decrease

of Hispanic/Latino community members (5% of the total Hispanic/Latino population), a one percentage point increase in Asian community members (an approximate 16% increase), and a six percentage point increase in Non-Hispanic White community members (an approximate 14% increase).

Overall, Greater Valley Glen began as a primarily non-Hispanic White community. Population trends between 1980 and 2000 illustrate significant shifts in the ethnic and racial composition of the neighborhood, with a particularly large increase in Hispanics/Latinos. However, in the year 2000, we see a reversal in these trends which can most likely be attributed to Greater Valley Glen separating from Van Nuys (1998) and the increased property values that resulted from this separation. Given the decision of Greater Valley Glen to separate from the Van Nuys neighborhood, there is a possibility that certain households have been priced out of the area.

FIGURE 1: RACE/ETHNICITY TRENDS FOR GREATER VALLEY GLEN BETWEEN 1980 AND 2000



## GREATER VALLEY GLEN TODAY

Greater Valley Glen today is a primarily suburban area characterized by residential homes and small businesses. Within its geographic boundaries, Greater Valley Glen houses many prominent landmarks and community resources.

Among these, Greater Valley Glen is host to Los Angeles Valley College, the academic center of the San Fernando Valley and the “jewel of Valley Glen,” says council officer Carlos Ferreyra. Los Angeles Valley College currently boasts an enrollment of 20,000 students, provides courses in over 75 areas of study, and offers 60 vocational certificates. The college allows students to participate in career training, cultural events, and personal development activities. The college also provides public access to the campus pool and gym, which serve as a great resource to the community. In addition to Valley College, Greater Valley Glen is home to multiple primary and secondary schools. The public school system includes one high school, one middle school, four elementary schools, and one continuation school. Private schools include a K-12 school for students with learning disabilities, two PK-8 schools, and three elementary schools.

Greater Valley Glen is also serviced by Station #102 of the Los Angeles Fire Department and the Van Nuys Community Police Station of Los Angeles. Neighborhood green space includes the newly renovated Tujunga Wash, the Valley Glenn Community Park, Fulton Avenue Park, Laurel Grove Park, and multiple jogging trails and walkways. One of Greater Valley Glen’s most prominent landmarks is a stretch of the Great Wall of Los Angeles, which displays a mural painted by at-risk youth over the course of five years (beginning in 1974). Spanning 2,754 feet, the Great Wall is claimed to be the longest mural in the world and depicts the ethnic history of California since the early 1950s. The mural has remained a major visitor attraction and cultural landmark over the years with the support of Greater Valley Glen’s community members, local organizations, businesses, and government officials.



## GREATER VALLEY GLEN NEIGHBORHOOD COUNCIL

Greater Valley Glen is represented by the Greater Valley Glen Neighborhood Council which lies in District 2 of Los Angeles, currently represented by Council-member Paul Krekorian. The Greater Valley Glen Neighborhood Council was established in 1996 and officially became the 42nd neighborhood council of Los Angeles through the Department of Neighborhood Empowerment on August 27, 2002. According to the Greater Valley Glen Neighborhood Council, they “seek to enhance the economic vitality and quality of life of the community to preserve and enhance its character and prevent its deterioration.”

The Greater Valley Glen Neighborhood Council is managed by four officers: President Bruce Thomas, Vice President Larry Jorgensen, Treasurer Carlos Ferreyra, and Secretary Karen Klaparda. The neighborhood council efforts are supported by the Board of Directors, which consists of 24 total positions. Seven standing committees and one ad-hoc committee also meet regularly to address various issues and implement community improvement projects. These currently include committees on Public Safety, Planning and Land Use, Community Outreach and Neighborhoods, Government and Business Relations, Parks and Community Improvement, the Victory Boulevard Streetscape, Southeast Valley Development, Cambridge Farms Recycling, and Rules, Bylaws & Elections. Along with the elected members of the neighborhood council, community members and stakeholders serve as committee members and contribute to the work and decisions of the council.

Over the past few years, the Greater Valley Glen Neighborhood Council has made significant progress in the community. In particular, the neighborhood has received over \$10 million to fund various community projects such as the Tujunga Wash Greenway (right) and the extension of the Orange Line. These are tangible results that the community members have directly benefitted from due to the continued work of the council. Yet despite the over 40,000 stakeholders in Greater



Valley Glen, community participation remains minimal according to neighborhood council officer, Carlos Ferreyra. In his opinion, language barriers are a problem, and people only attend the council meetings when they're issue driven, which typically leads to inconsistent participation. However, the Greater Valley Glen Neighborhood Council continues to encourage community members to attend their monthly meetings, take a position on issues affecting the neighborhood, run for a position on the council, and vote for their Board of Directors. This is crucial to sustaining stakeholder and resident support, increasing active involvement in local government, and empowering the Greater Valley Glen community.



## COMMUNITY EFFORTS

To further the work of the neighborhood council, efforts are currently underway to beautify the Valley Glen Community park with additional trees and benches, reseed the grass, and renovate the baseball fields. Additional projects the council would like to pursue include restoring the medians along Whitsett Avenue and Victory Boulevard to reduce overgrown plants, repaving the corners at main intersections, placing benches at bus stops, and hanging neighborhood banners on the light posts along major streets. Others persistent problems identified by the council include vehicle theft, tagging, and furniture dumping along the streets. While projects have not yet been developed to address these problems, these issues remain part of the council discussion for future community development work.

Many of the council's efforts are long-term, as well. In particular, the council would like to increase outreach to the North Hollywood area due to the current disconnect between these two neighborhoods. The council would also like to increase overall stakeholder participation by making residents more aware of the council's work, and subsequently create more opportunities for residents to participate in the local decision-making process.

In response to these goals, the Greater Valley Glen Neighborhood Council has begun an outreach program with neighboring councils to coordinate and strengthen community development efforts. Council member Carlos meets with other council presidents to discuss issues, exchange council agendas, and brainstorm ideas for intra-council participation. Due to the large number of small businesses in the area, the council has also created a Business Outreach Committee designed to ensure greater communication among business owners and coordinate commercial development efforts in the area. Their long term goal is establish a Small Business Chamber of Commerce.

Finally, Greater Valley Glen wants to improve election turnout and council effectiveness. Council officers currently hold two-year positions which often creates a short sighted view for community development efforts. Ideally, the goal is to lay the groundwork for a 10-20 year plan for Greater Valley Glen that gives the council direction. This report therefore aims to provide a foundation of information which can be used by the council to inform their community development work and future funding decisions.



# DEMOGRAPHICS

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This section examines the current demographic characteristics of Greater Valley Glen using Decennial Census data from 1970-2010, as well as the American Community Survey 5-year estimate (2007-2011). For the purposes of this report, demographic data includes the population size, age, gender, household type, race/ethnicity, nativity, and English proficiency of the neighborhood.

## POPULATION

As of 2010, Greater Valley Glen held a population of approximately 44,445 people, about 1% of the total population in Los Angeles City. An analysis of Greater Valley Glen shows that the neighborhood is primarily comprised of family households and largely reflects the age and gender composition of Los Angeles City. The gender distribution of the neighborhood is essentially even for males and females (49% and 51% respectively). On average, residents are in their mid-thirties, with a median age of 37. One-third of the population is considered dependent, with 22% of residents under 18 years of age and 11% of residents age 65 years and older. Of the households in Greater Valley Glen, 62% are families, again reflecting the greater population of Los Angeles City. However, 70% of family households are headed by married-couples, a rate that is six percentage points higher than Los Angeles City. Among single-parent households, the majority are consistently headed by females (70%).

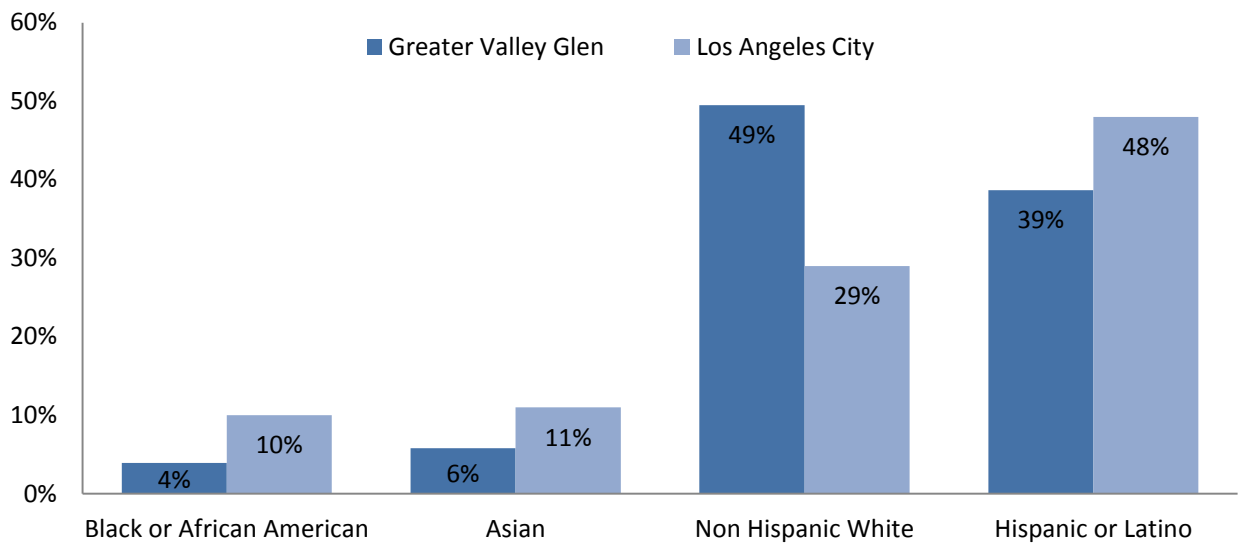
## RACE/ETHNICITY

In 2010, Greater Valley Glen was approximately 49% Non-Hispanic White, 39% Hispanic/Latino, 6% Asian, and 4% Black/African American. However, the population of Greater Valley Glen does not reflect the full racial diversity of Los Angeles City, which is predominantly Hispanic/Latino (48%), and has a much larger Asian and Black/African American population (11% and 10% respectively) [See Figure 2].

## NATIVITY AND LANGUAGE

Almost half the population of Greater Valley Glen was born outside the United States (45%), with the most common places of birth being Mexico (27%) and Armenia (14%). Compared to Los Angeles City as a whole, Greater Valley Glen has a smaller population of native-born residents (55% compared to 61%). However, naturalized citizens make up 47% of the foreign-born population in Valley Glen, whereas 60% of Los Angeles City's foreign-born residents are not U.S. citizens. Despite the large foreign-born population, Greater Valley Glen's non-fluent English speakers (above the age of five) make up less than one-quarter of the population (22%), in comparison to 30% of the population in Los Angeles City.

FIGURE 2: RACE/ETHNICITY FOR GREATER VALLEY GLEN AND LOS ANGELES CITY





# SOCIOECONOMIC STATUS

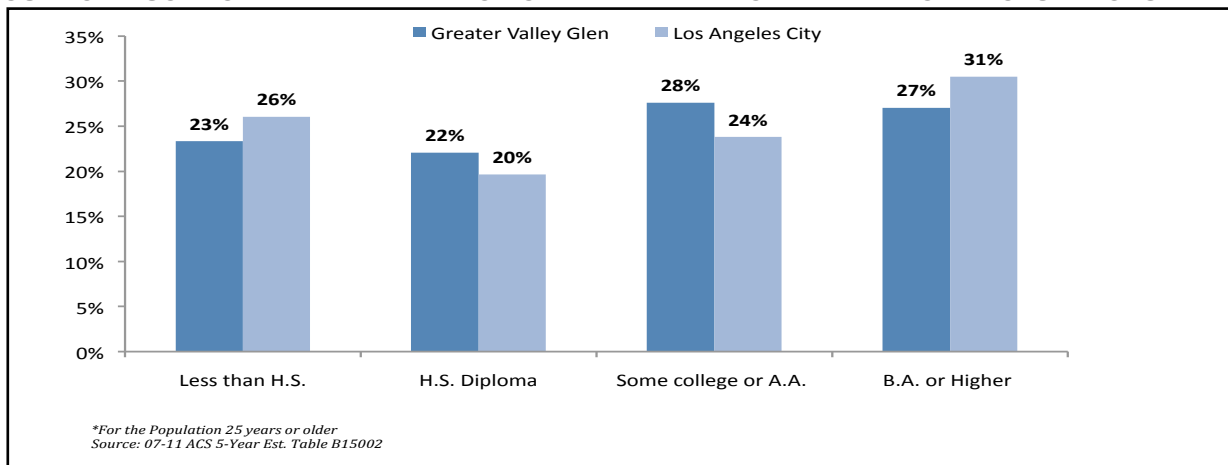
Socioeconomic characteristics are an important layer of information regarding the people in a community and their condition relative to a larger population. In this case, we focus on Greater Valley Glen with the City of Los Angeles as a basis for comparison. For the purposes of this report, socioeconomic status is defined as the neighborhood's social and economic position in regard to education, employment and income levels. The Greater Valley Glen Neighborhood Council aims to increase the quality of life of residents through increased advocacy opportunities. The results of this analysis can be used to explain potential correlations between the data and lived experiences of residents, and subsequently inform neighborhood council decisions and community development efforts.

## EDUCATIONAL ATTAINMENT

The U.S. Census Bureau defines educational attainment as the highest level of education that an individual has achieved. Educational attainment levels can often depict the capacity of the residents to attain high-paying professional occupations, due to their human capital. To gather the data on educational attainment, we looked at the American Community Survey 5-year estimate (2007-2011) and tabulated data for the level of education achieved for the portion of the population 25 years or older. The data for Greater Valley Glen in terms of educational attainment reports a fairly well distributed population.

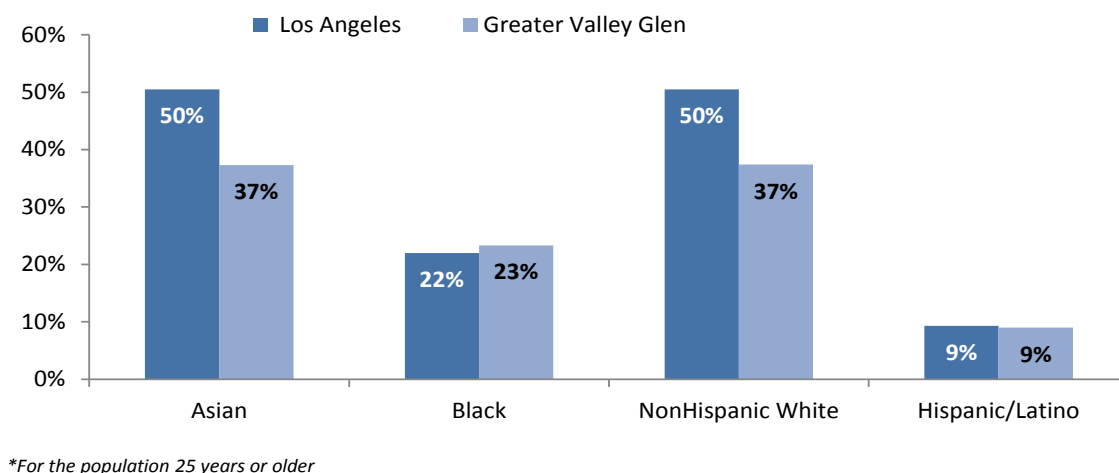
The categories used to classify educational attainment for this report include: less than high school graduation, high school diploma (or equivalent), some college or A.A. and B.A. or higher. In Greater Valley Glen, the population is divided nearly equally across the four categories, with about 28% of the population reporting some college or A.A. Over one quarter of the population holds a B.A. or higher and the rest of the population make up those with a high school diploma or less [See Figure 3].

FIGURE 3: EDUCATIONAL ATTAINMENT FOR GREATER VALLEY GLEN AND LA CITY POPULATIONS\*



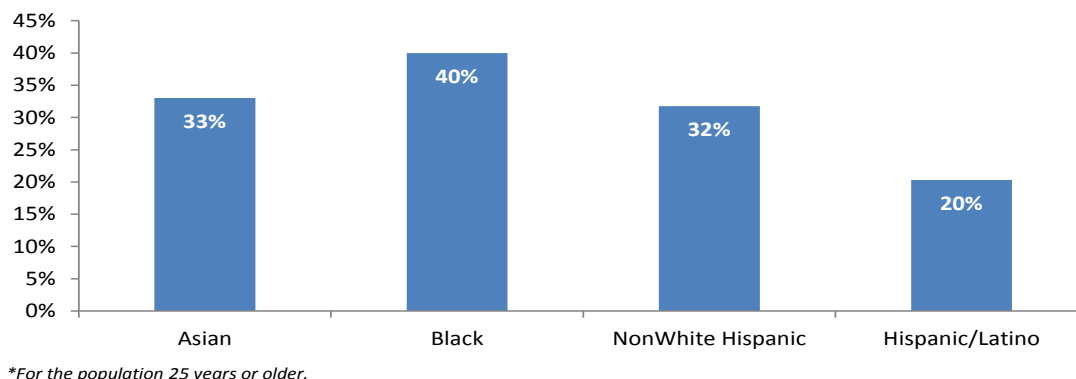
Data points to stark differences in educational attainment between different races and ethnicities. The Hispanic/Latino portion of the population is dramatically underrepresented in the quarter that has achieved a B.A. or higher for both Greater Valley Glen and Los Angeles City [See Figure 4]. This report does not dive into the types of schools that the Hispanic/Latino population is enrolled in, and whether there is a relationship between the type of school (private, public charter, or public) and the attainment level for Hispanic/Latino individuals 25 years or older. Such information would help to explain the discrepancy of educational attainment for Hispanics/Latinos in Greater Valley Glen and Los Angeles.

**FIGURE 4: PERCENT OF POPULATION WITH B.A. OR HIGHER IN GREATER VALLEY GLEN AND LA**



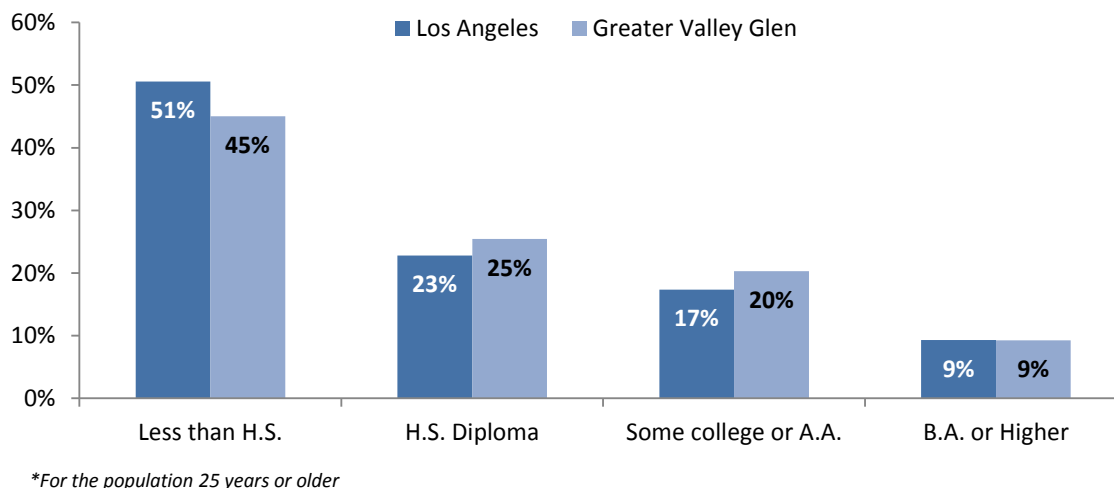
The percentage of the population that identifies as Black/African American in Greater Valley Glen is the most highly represented among the percentage of the population with some college or A.A. equivalent [See Figure 5]. While Black persons only make up 4% of the population in Greater Valley Glen, they are largely represented within this educational attainment level. Following the Black population, Asians and Non-Hispanic Whites are also highly represented, with more than 30% attaining an A.A. or equivalent. However, only 20% of Hispanics/Latinos have completed some college or A.A. in the neighborhood.

**FIGURE 5: PERCENT OF POPULATION WITH SOME COLLEGE OR A.A. IN GREATER VALLEY GLEN**



In Greater Valley Glen Hispanics/Latinos are overwhelmingly represented in the lowest level of educational attainment analyzed. About 45% of Hispanics/Latinos (25 years or older) hold less than a high school diploma, compared to only 9% with a B.A. or higher. Unfortunately, similar levels are also observed in the City of Los Angeles, where 51% of Hispanics/Latinos have less than a high school diploma [See Figure 6].

**FIGURE 6: EDUCATIONAL ATTAINMENT OF THE HISPANIC/LATINO POPULATION IN GREATER VALLEY GLEN AND LOS ANGELES CITY**

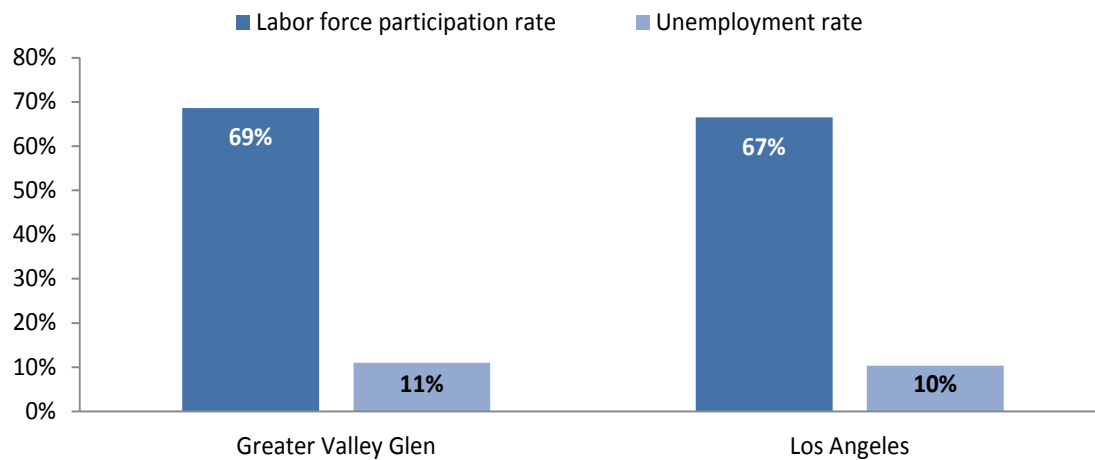


Hispanics/Latinos make up nearly 40% of the population in Greater Valley Glen, but only 9% of them have attained a B.A. or higher educational degree (consistent with Los Angeles City). The notably low educational attainment of the Hispanic/Latino population demonstrates large discrepancies among racial/ethnic groups. This population should be given particular attention in order to provide better access to education and improve the neighborhood's overall level of education.

## LABOR MARKET STATUS

The labor force in Greater Valley Glen is made up of 14,285 full-time, full-year workers. For the purposes of this report, labor force refers to the portion of the population who are of age and who are potentially able to work for pay. The labor force participation rate represents the percentage of the population that is in the labor force. About 70% of residents in Greater Valley Glen are working in the civilian labor force (which excludes workers that are employed by the U.S. Armed Forces). The unemployment rate in the Greater Valley Glen is 11%. These numbers are on par with the City of Los Angeles, which has 1,195,094 full-time, full-year workers and where the labor force participation rate is about 67% of the residents in the civilian labor force. The city has a slightly lower unemployment rate of 10% for the civilian labor force [See Figure 7].

**FIGURE 7: LABOR FORCE PARTICIPATION AND UNEMPLOYMENT RATES IN GREATER VALLEY GLEN AND LOS ANGELES CITY**



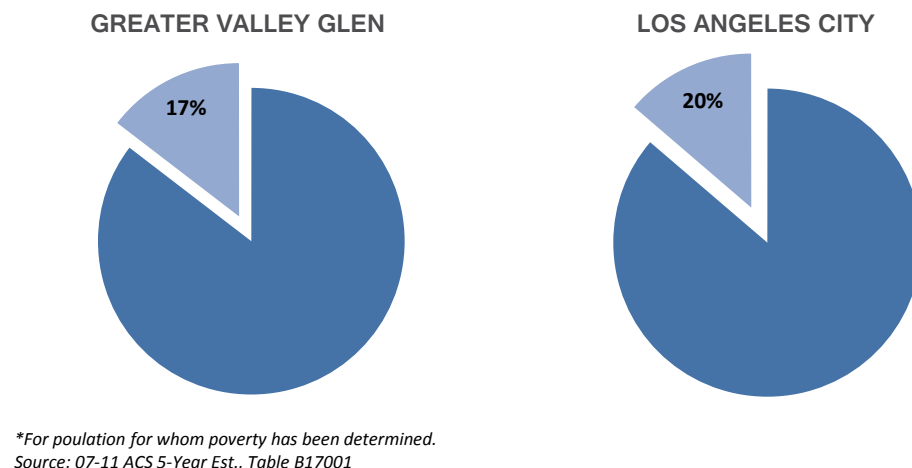
*Source: 07-11 ACS 5-Year Est., Table B23025*

The median earnings for full-time full-year workers in the Greater Valley Glen is \$35,664, which is lower than the median earnings for the same population in the City of Los Angeles at \$37,960. The overwhelming majority (89%) of residents in Greater Valley Glen work in the private sector. Only about 5% work in the public sector and 7% are self-employed. This is illustrated in the large number of small businesses along the corridors that make up the neighborhood.

## HOUSEHOLD INCOME

The median household income depicts economic resources for households in a geographic area. The median household income is \$42,499 in the Greater Valley Glen neighborhood, which is slightly lower than the median household income for the City of Los Angeles, which is reported at \$50,028. Out of a population of approximately 44,445 in Greater Valley Glen, about 44,173 individuals' poverty status is determined. Out of those, about 17% are living in poverty. Living in poverty is defined in this report using the U.S. Census Bureau's definition of poverty, which uses a set of money income thresholds (varying by family size and composition) to determine who is in poverty. It is notable that the poverty rate of the neighborhood is three percentage points lower than Los Angeles City, where 20% of the population is living below the poverty line. [See Figure 8].

FIGURE 8: POVERTY RATE FOR GREATER VALLEY GLEN AND LA CITY



## PARTICIPATION IN PUBLIC ASSISTANCE PROGRAMS

Participation in public assistance programs reveals a community's economic vulnerability because one can assume that persons receiving government economic assistance have an unfulfilled economic need. For this report, we looked at three types of public assistance programs available to residents: Supplemental Security Income program (SSI), the Supplemental Nutrition Assistance Program (SNAP) or food stamps, and Public Assistance Income. SSI provides benefits for both adults and children with disabilities who are limited in income and other financial resources. The SSI program also provides benefits to seniors (65 years or older) who are living with disabilities. The SNAP program provides nutrition assistance to low-income families and individuals by providing benefits to them on an Electronic Benefit Transfer (EBT) card, which allows them to make necessary food purchases.

The Public Assistance Income program provides numerous cash aid services to low-income adults, seniors, disabled children and adults, and families and caretakers with children. In Greater Valley Glen, about 7% of the population participates in the SSI program, 7% participate in the SNAP program, and 5% receive some form of cash aid or public assistance [See Figure 9]. These participation rates are largely consistent with the City of Los Angeles, which reports a participation rate of 6% for SSI, 7% for SNAP, and 4% for the Public Assistance Income Program.

FIGURE 9: PARTICIPATION RATES IN GREATER VALLEY GLEN

Participation Rate in Economic Assistance Programs			
	Public Assistance	SNAP	SSI
Greater Valley Glen	5%	7%	7%
City of Los Angeles	4%	7%	6%
Source: U.S. Census 07-11 ACS 5-Year Est., Tables B19057, S2201, B19056			

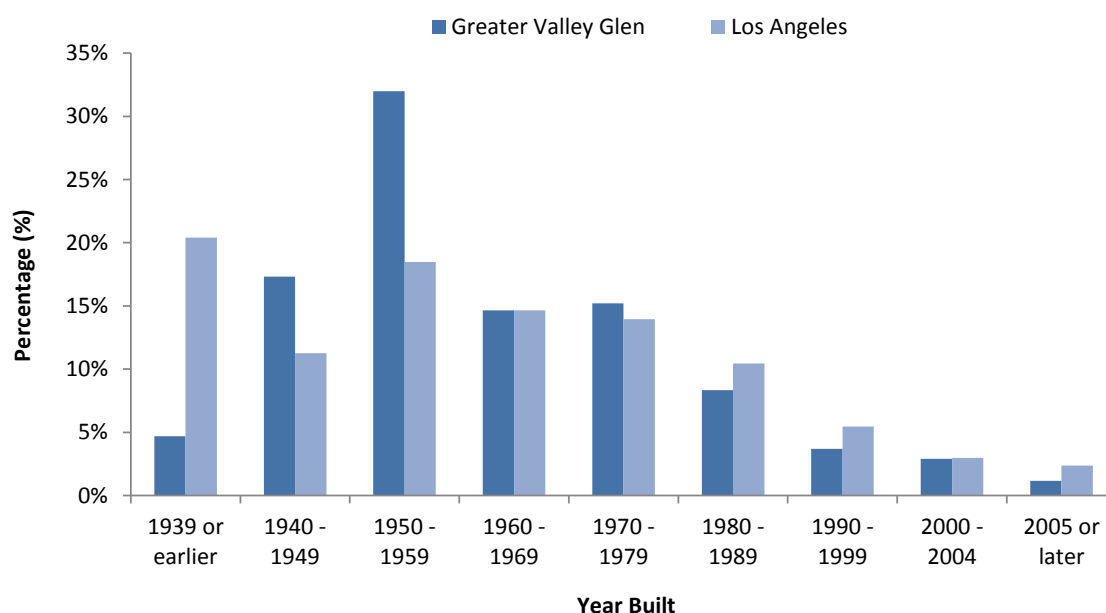
# HOUSING CHARACTERISTICS

Housing characteristics provide important information about infrastructure, tenure and housing burden. These factors indicate the condition of the neighborhood and the level of costs faced by the households in the area. By comparing Greater Valley Glen to the City of Los Angeles, we find that the two are very similar across all variables.

## AGE OF HOUSING UNITS

The housing stock in Greater Valley Glen is generally older and very little new housing has been constructed in recent years. Over 50% of structures in the neighborhood were built before 1960, with the highest rate of construction occurring between 1950 and 1959. This generally reflects the age of the housing stock in Los Angeles City. However, Los Angeles City has a much higher proportion of structures that were built during or before 1939. Although the housing stock in Greater Valley Glen is not as old as Los Angeles City, the neighborhood has seen low rates of new construction which is consistent with the city as a whole. Only 16% of structures in Greater Valley Glen and 20% of structures in Los Angeles were built after 1980. In most recent years (since 2005), both Greater Valley Glen and Los Angeles City have seen very low rates of new construction (1% and 2% respectively) [see Figure 10].

FIGURE 10: HOUSING UNITS BY YEAR STRUCTURE BUILT IN GREATER VALLEY GLEN AND LA CITY



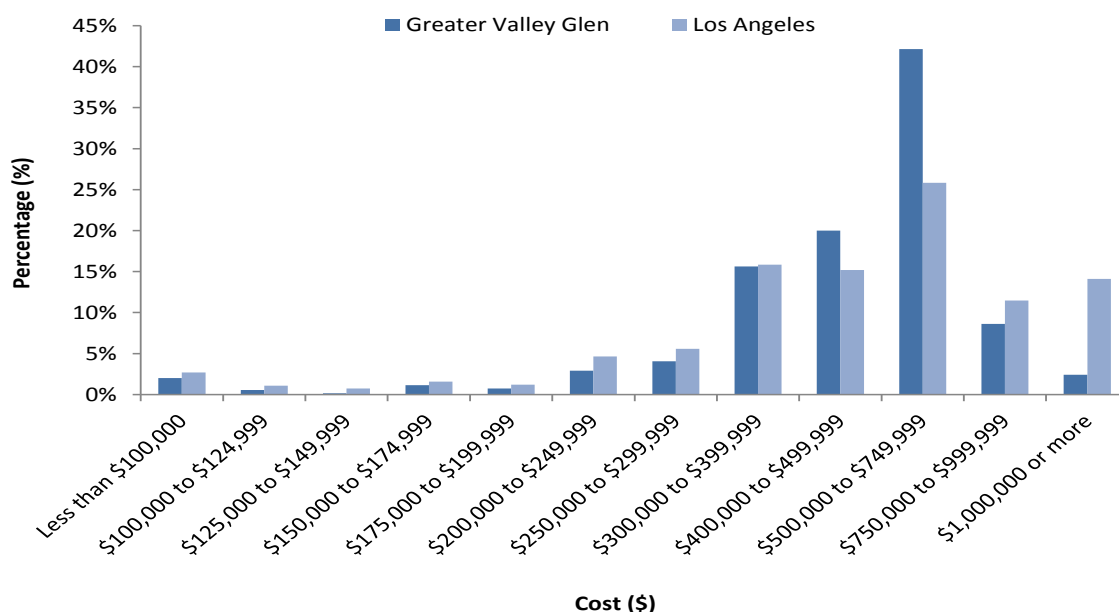
Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25034 - Tabulated by: A. Kim (2013)

## TENURE AND HOME VALUES

The housing tenure in Greater Valley Glen largely reflects the overall housing characteristics of Los Angeles City. Almost two-thirds of households in the Greater Valley Glen area are renter-occupied (6,062), and slightly over one-third are owner-occupied (10,149). In Los Angeles, over 60% of households are renters (808,504) and almost 40% of households are homeowners (504,479).

The home values in Greater Valley Glen are generally high, with 50% of homes worth \$500,000 or more [see Figure 11]. Greater Valley Glen has a median home value of \$504,326, a rate that is slightly lower than the city's median home value of \$513,618. However, Greater Valley Glen has a much larger proportion of homes valued between \$500,000 and \$750,000. With 42% of homes in this range, compared to the 26% of homes in Los Angeles City, it should be noted that Greater Valley Glen's high property values may be a significant factor in shaping the community in the years to come.

FIGURE 11: HOME VALUES IN GREATER VALLEY GLEN AND LA CITY



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25075 - Tabulated by: A. Kim (2013)

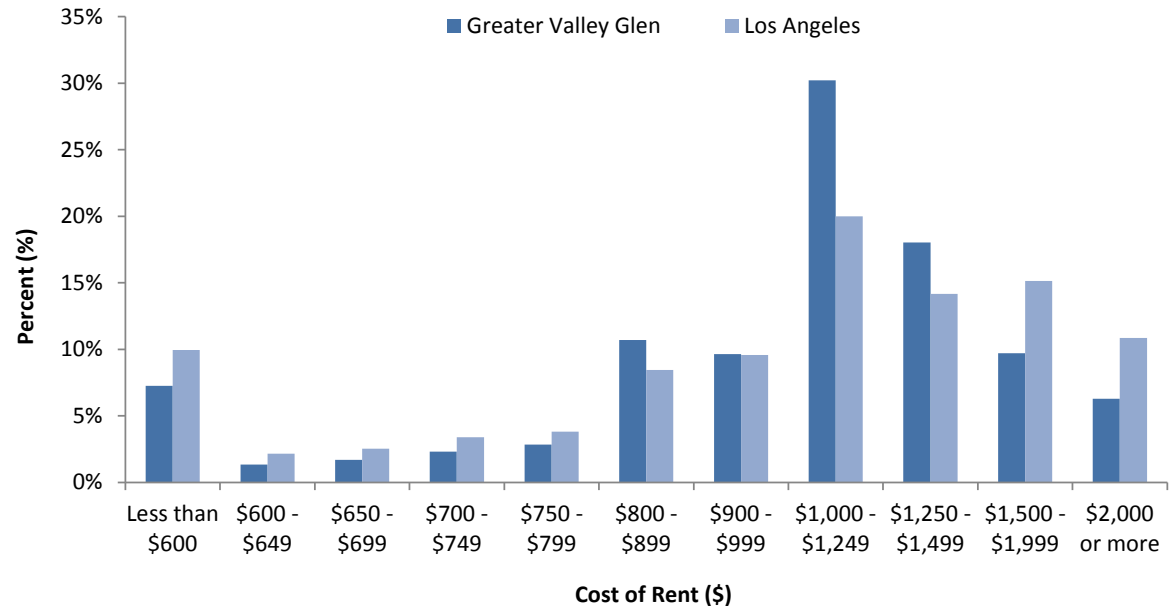
## RENT LEVELS

To better understand rent levels in Greater Valley Glen, our analysis focuses on gross rent, which includes the cost of rent as well as the estimated average monthly costs of utilities and fuel. Additionally, we only analyzed cash rent, which excluded non-cash rent such as manager units or living on a military base.



The median gross rent in Greater Valley Glen is \$1,200, which is slightly higher than the median rent in Los Angeles (\$1,125). However, the distribution shows that over one-third of neighborhood residents pay less than \$1000 in rent and another third of the residents pay \$1000 to \$1,250 in rent. Less than a third pay \$1,250 or more in rent [see Figure 12].

FIGURE 12: RENT LEVELS IN GREATER VALLEY GLEN AND LA CITY



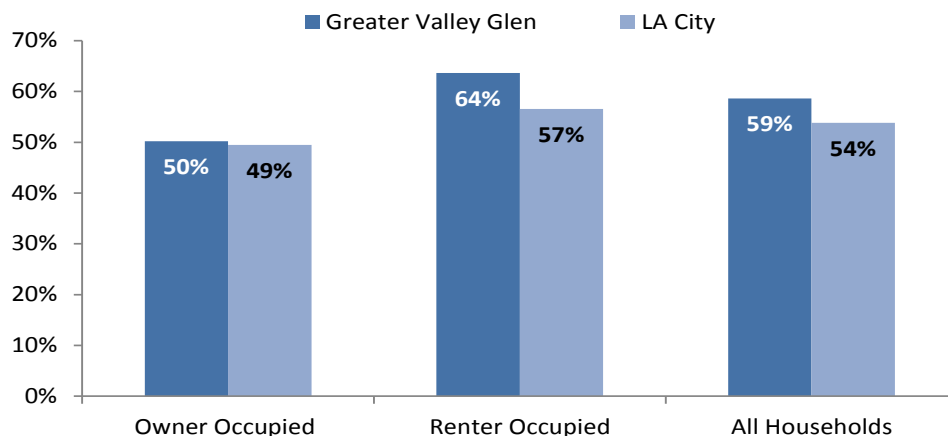
Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25063 - Tabulated by: A. Kim (2013)

## HOUSING BURDEN

On average, households can reasonably anticipate expending up to 30% of their income on housing. However, when housing costs amount to 30% or more of total income, these households are considered to have a housing burden. This is a major factor that contributes to inequality, and particularly affects low-income households.

In Greater Valley Glen, 59% of all households are currently faced with a housing burden. Of these households, the data show that half of homeowners and 64% of renters are impacted. Since approximately two-thirds of residents in Greater Valley Glen are renters, these households account for a large portion of the housing inequality that exists in the area [See Figure 13].

FIGURE 13: TOTAL HOUSING BURDEN IN GREATER VALLEY GLEN AND LA CITY

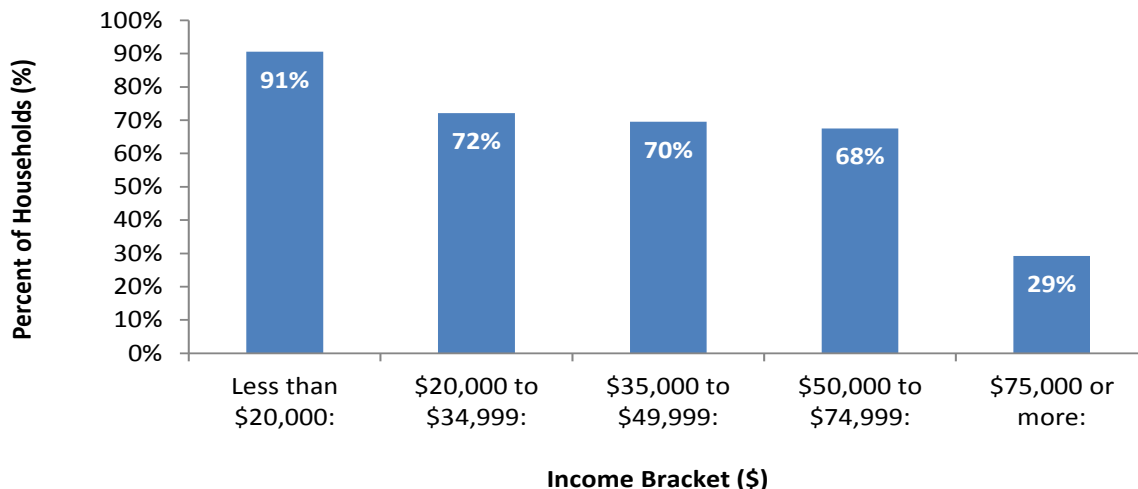


Source: U.S. Census Bureau 07-11 ACS 5-Year Est., TableB25106 - Tabulated by: C. Abrams (2013)

While the majority of households in Greater Valley Glen are notably burdened by the cost of housing, the degree of this burden is primarily determined by income. For renters and homeowners alike, it is not surprising that the rate of housing burden decreases as household income increases. However, despite this trend, these rates remain fairly high in Greater Valley Glen for households in all income brackets.

Looking specifically at owner-occupied units, 91% of households making less than \$20,000 are faced with a housing burden [See Figure 14]. However, housing burden also impacts 72% of households making between \$20,000 and \$34,999, 70% of households making between \$35,000 and \$49,999, and 68% of households making between \$50,000 and \$74,999. Although a noticeable drop in housing burden is seen for homeowners who make above \$75,000, the housing burden rate for this income bracket is still 29%. These relatively consistent rates of housing burden can most likely be attributed to the fact that homeowners purchase homes relative to their level of income. As income increases, people can afford to purchase more expensive homes, and subsequently take on more housing debt.

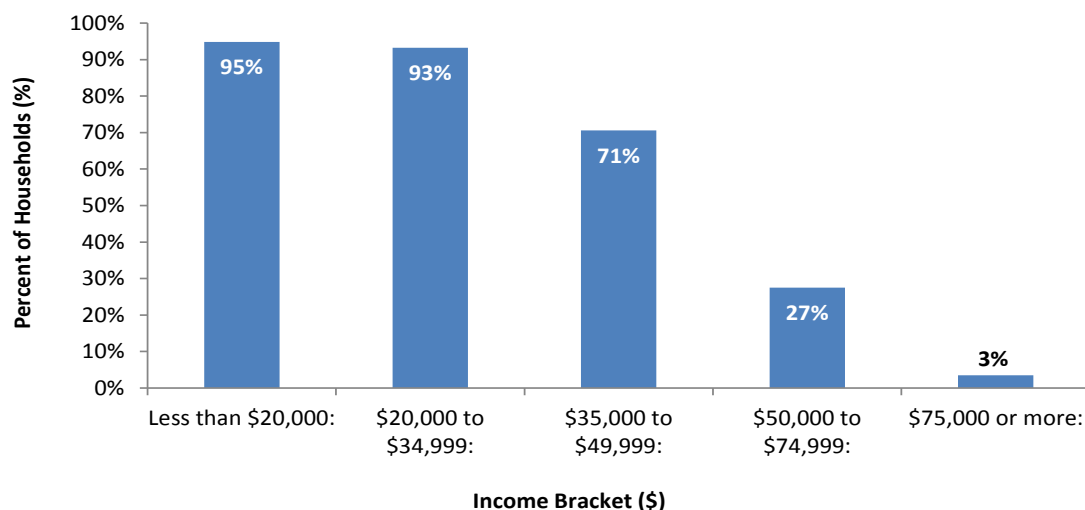
FIGURE 14: OWNER HOUSING BURDEN IN GREATER VALLEY GLEN



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., TableB25106 - Tabulated by: C. Abrams (2013)

When looking specifically at renter-occupied units, 95 % of households making less than \$20,000 experience housing burden, followed closely by 93% of households making between \$20,000 and \$34,999 [See Figure 15]. The rate of households in the \$35,000 to \$49,999 income bracket remains fairly similar to that of home-owners (71%), but a drop in housing burden is noticeable for households making between \$50,000 and \$74,999 (27%). Additionally, only 3% of renters making above \$75,000 experience housing burden. It is likely that these higher rates of housing burden for low-income renters may be due to the rising costs of rent, as well as the influx of previous and potential homeowners entering the rental market following the housing crisis in 2008.

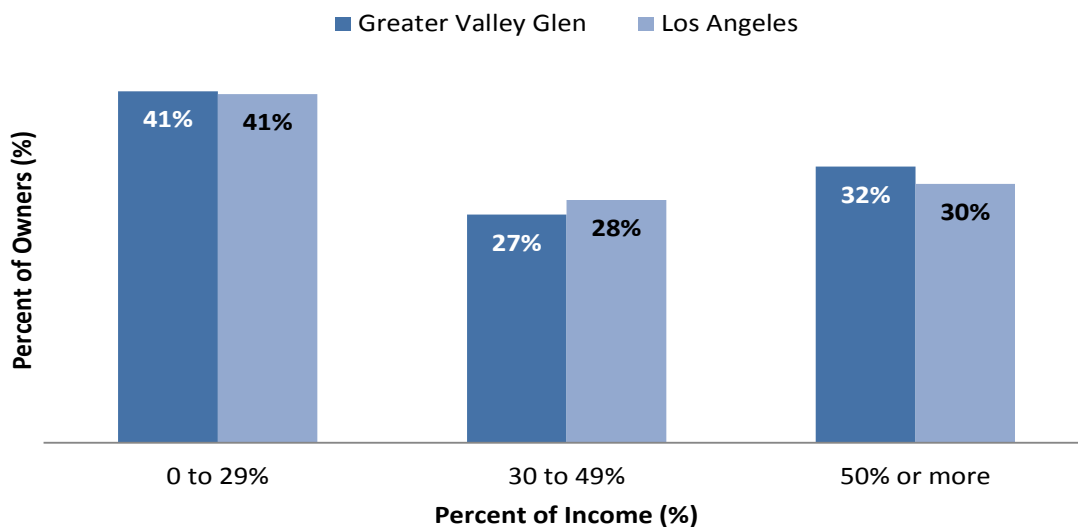
FIGURE 15: RENTER HOUSING BURDEN IN GREATER VALLEY GLEN



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., TableB25106 - Tabulated by: C. Abrams (2013)

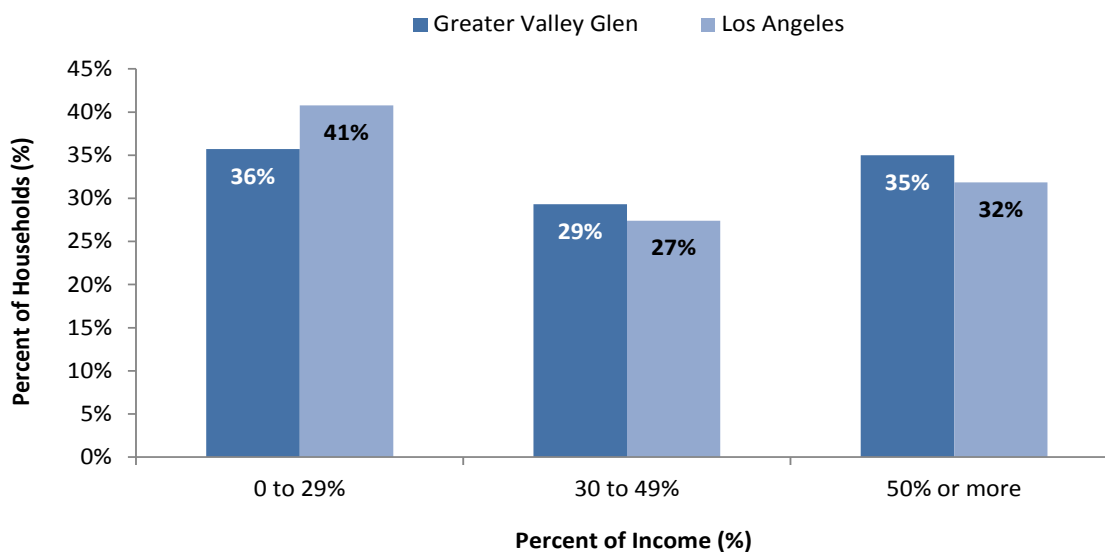
In order to further analyze these trends, we chose to specifically look at households that experience extreme housing burden (i.e. spending 50% or more of income on housing). When broken into additional categories, there remained very high rates of housing burden for both homeowners and renters alike. Within the neighborhood, 32% of homeowners and 35% of renters experience extreme housing burden. These rates are slightly higher than Los Angeles City which reports extreme housing burden for 30% of homeowners and 32% of renters.

FIGURE 16: EXTREME HOUSING BURDEN FOR HOMEOWNERS IN GREATER VALLEY GLEN



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25091 - Tabulated by: A. Kim (2013)

FIGURE 17: EXTREME HOUSING BURDEN FOR RENTERS IN GREATER VALLEY GLEN



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25070 - Tabulated by: A. Kim (2013)

With over one-third of both homeowners and renters experiencing housing burden, it is clear that housing inequality is a pressing issue for Greater Valley Glen. Based on our research, this difference can likely be accounted for with the rising property values that Greater Valley Glen has experienced since separating from Van Nuys. It is important to note that with high rates of housing burden, households have less disposable income to feed into the local economy.

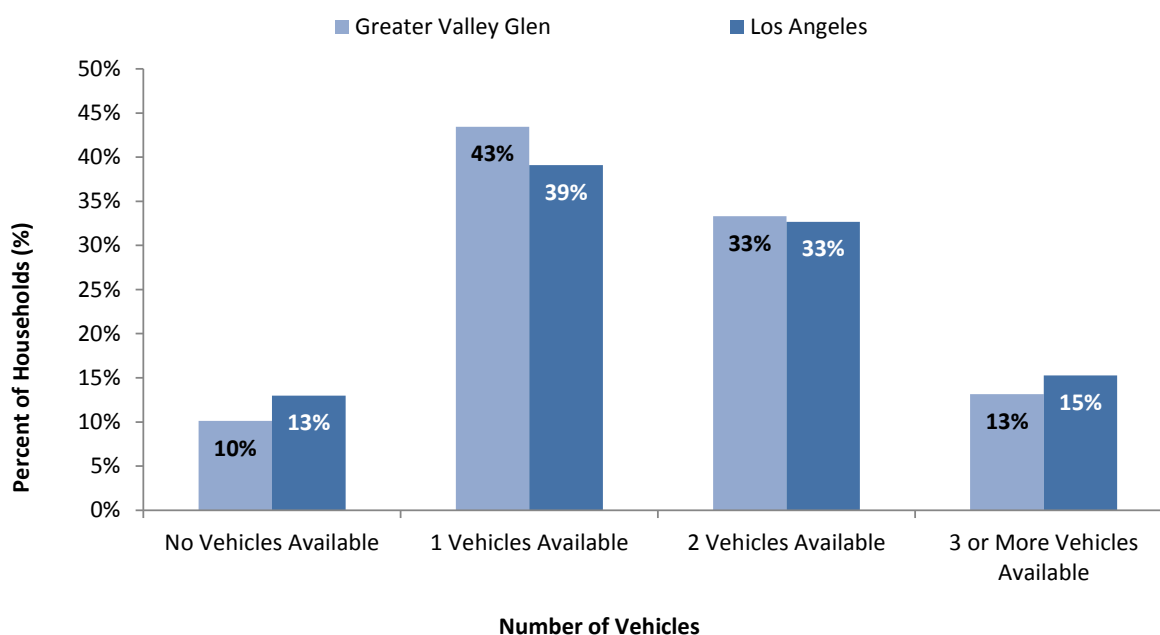
# TRANSPORTATION

Transportation characteristics provide important information about vehicle access and commute patterns in an area. This section will analyze the transit trends in Greater Valley Glen and provide an idea of how residents get to and from work. This provides an greater idea of the quality of life in the neighborhood, in comparison to the city as a whole.

## CAR OWNERSHIP

Greater Valley Glen is comprised of approximately 15,500 households. Of these, 43% have access to at least one vehicle. Only one-tenth of households in Greater Valley Glen (about 1,500) do not have access to a vehicle, which is lower than Los Angeles City where 13% of households do not have access to a vehicle. Although a smaller proportion of households have access to three or more vehicles, the overall rates of car ownership remain very high. As observed in Figure 18, the majority of households have access to at least one vehicle, which remains consistent with the trends for Los Angeles City. To provide further analysis, we also divided households into the following categories based on household size: 1-person; 2-person; and 3 or more person. A comparison of car ownership based on household size is provided in the appendix. Overall, it is clear that Greater Valley Glen is a very car dependent area.

FIGURE 18: RATES OF CAR OWNERSHIP IN GREATER VALLEY GLEN AND LA CITY

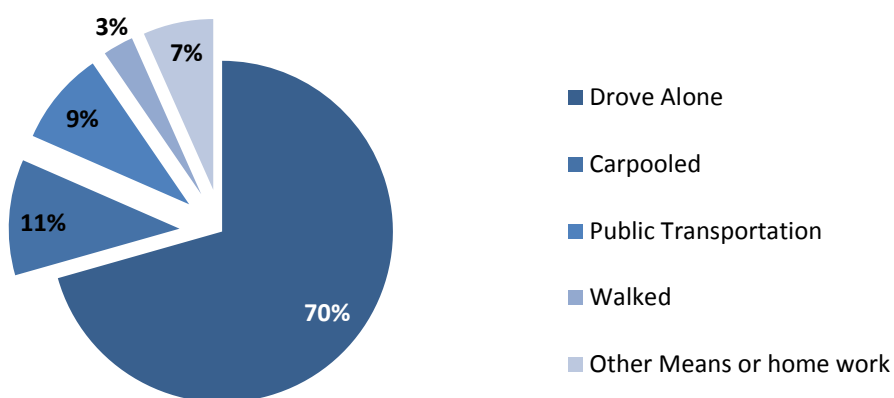


Source: 07-11 CSA 5-Year Est. Table: B080201

## COMMUTE PATTERNS

As indicated in the socioeconomic section of this report, the community of Greater Valley Glen is mostly working class residents living in a community primarily comprised of single-family housing and small businesses. Commute patterns to work for persons over 16 years of age in Greater Valley Glen reveals that most of the working population is primarily driving alone to work [see Figure 19]. With 70% of people 16 years of age or older (identified as workers) driving alone, only slightly over 10% are carpooling. Similar patterns are observed in Los Angeles. Furthermore, only one-tenth of the working population (16 years or older) use some form of public transportation in Greater Valley Glen. In both the neighborhood and city, the percentage of people walking to work make up less than 5%, and even less people bike. Although this report does not look at the availability of public transportation in Greater Valley Glen, further analysis should be conducted to understand how access to transit options in the neighborhood could influence car-dependency and commute patterns.

FIGURE 19: MODE OF TRANSPORTATION IN GREATER VALLEY GLEN



Source: 07-11 CSA 5-Year Est., Table: B08301



# ECONOMIC BASE

The economic base of an area refers to the industries that contribute to the economy in the observed geographic area, where these industries are located, and how much these industries pay. This section provides an analysis of Greater Valley Glen's major industries, earning levels, and the flow of workers to and from the area.

## MAJOR INDUSTRIES

In 2011, workers in Greater Valley Glen were largely concentrated in the following industries: educational services, healthcare and social assistance, and "other" services (excluding public administration). "Other" services encompasses a wide variety of industries, such as equipment and machinery repair, dry-cleaning, laundry, personal care services, and more. Smaller employment concentrations are also found in retail trade, accommodation/food services, professional/scientific/technical services, and finance/insurance. In Los Angeles City, the major leading industries include: health care/social assistance, educational services, retail trade, "other" services, and accommodation/food services. The remainder of employment is spread among a large number of different industries and do not have significantly high proportions of employment in relation to the working population. These are categorized under "rest of industries" in the following pie charts.

Greater Valley Glen's workforce is primarily concentrated in a few industries, whereas the workforce in Los Angeles City is widely distributed among all industries. While educational services has a high concentration of workers in Los Angeles, Greater Valley Glen has a larger proportion of workers employed in this industry (about three times the percentage in Los Angeles City). Greater Valley Glen also has a larger proportion of health care and social assistance workers than in Los Angeles City (a difference of 7 percentage points). Finally, Greater Valley Glen's highest employment industry ("other services") is more than double the proportion of workers employed by this industry in Los Angeles City.

FIGURE 20: LARGEST INDUSTRIES IN GREATER VALLEY GLEN

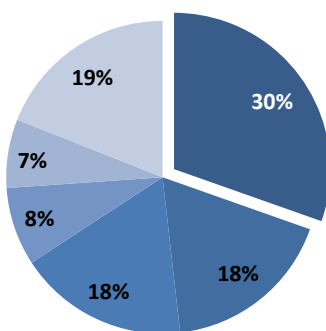
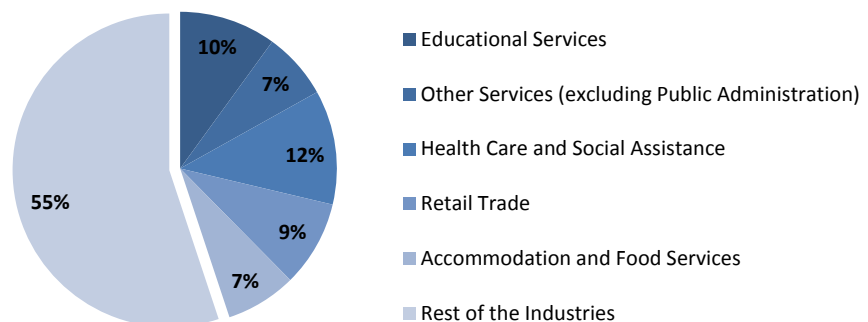


FIGURE 21: LARGEST INDUSTRIES IN LOS ANGELES CITY

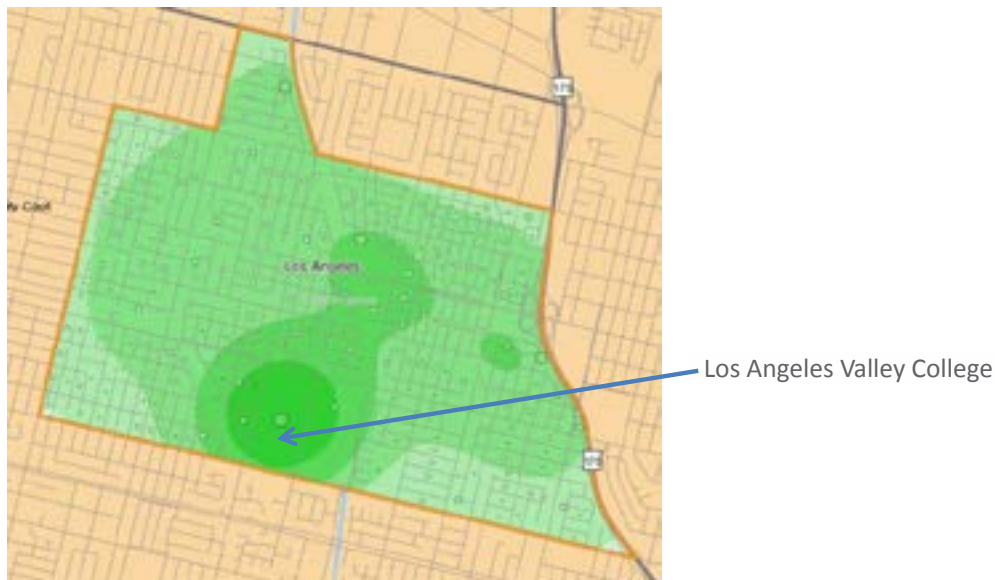


## NOTICEABLE INDUSTRY SHIFTS

According to LEHD data over the last decade, the most notable industry shifts have occurred in educational services, “other” services, and scientific and technical services. Employment opportunities in the educational services sector have seen a continuous growth in the last five years, and the “other” services sector has followed behind. Scientific and technical services saw a decrease in the early 2000s, but the industry has also seen employment growth in the last two years.

## SPATIAL DISTRIBUTION OF JOBS

Greater Valley Glen employs many workers in the educational services industry. The recent public investment in Valley College of the last ten years explains the spatial concentration of jobs around the college in the maps below. Compared to Los Angeles, Greater Valley Glen has continuously employed a larger percentage of educational services workers, however it has lagged way behind in public administration employment.



## LOCATION OF JOB-HOLDERS

In 2011, the spatial location of job holders in Greater Valley Glen was primarily characterized by a large outflow of workers to surrounding areas. With only 6,641 jobs in the area, the majority of residents in Greater Valley Glen work outside the area. A total of 15,818 residents commute elsewhere for work, accounting for 96% of all residents currently employed. Although there is a relatively low number of jobs in Greater Valley Glen, 90% of these jobs are held by workers living outside the area. Overall, a very small proportion of the population lives and works in Greater Valley Glen. This can potentially be explained by the fact that Greater Valley Glen is primarily a residential and small business area. However, the education sector accounts for

30% of all jobs in Greater Valley Glen, with Los Angeles College being the largest employer. Looking at the cost of living in Greater Valley Glen in comparison to the income level of these jobs (whether higher or lower) may provide a further explanation for the inflow and outflow of workers in the area.

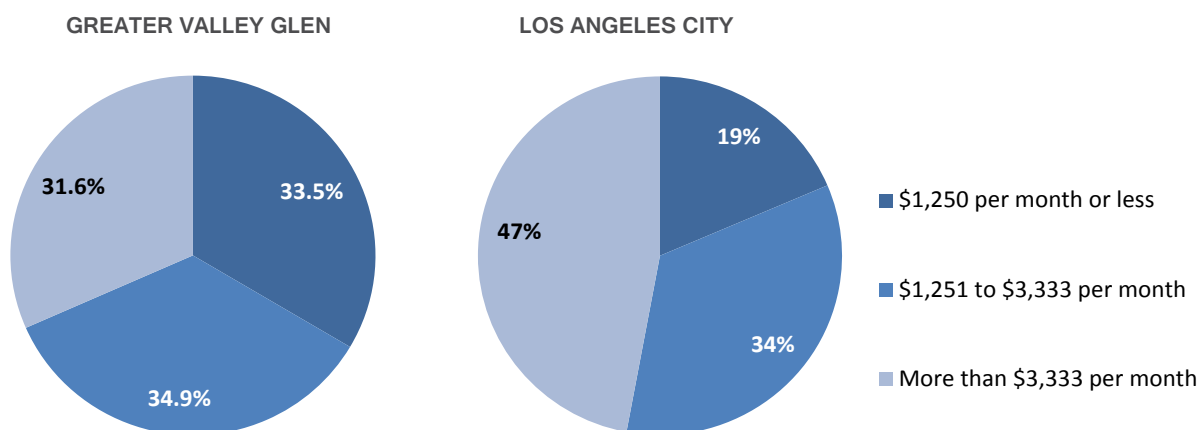
In comparison to Los Angeles City, Greater Valley Glen has a much higher outflow of workers. Among residents in Los Angeles City, there is a fairly even split between the number of people living and working in the city compared to the number of people living in the city and working elsewhere. Furthermore, the number of workers commuting into Greater valley Glen compared to the number of workers commuting out of Greater valley Glen is proportionately lower than that of Los Angeles City. About 200,000 more workers commute into Los Angeles City than commute out, whereas in Greater valley Glen, almost three times more workers commute out of the area than commute in. This higher influx of workers into Los Angeles City makes sense since Los Angeles City maintains a high concentration of jobs and wide range of industries in which people are employed.

## LEVEL OF EARNINGS

In 2011, the breakdown of the jobs people held by their earnings came out to a near equal breakdown. A third of workers were employed in jobs where they earned \$1,250 per month or less. Just over a third of workers were making \$1,250 to \$3,333 and just under a third of workers were making more than \$3,333 per month.

Greater Valley Glen differs from Los Angeles City, which has a more skewed distribution of wealth. Just under half of Los Angeles residents make more than \$3,333 a month, about one third make between \$1,251 to \$3,333 per month and the rest make \$1,250 per month or less (about 19%).

FIGURE 22: INCOME DISTRIBUTION IN GREATER VALLEY GLEN AND LOS ANGELES CITY



# SUMMARY OF FINDINGS

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## **Demographics**

Overall, Greater Valley Glen remains a primarily non-Hispanic White community, followed by a large population of Hispanics/Latinos. Trends in recent years have demonstrated an increasing non-Hispanic White population and a decrease among other racial/ethnic groups. This shift is likely correlated with the increasing property values that resulted from Greater Valley Glen separating from Van Nuys.

While Greater Valley Glen largely reflects the age, gender, and household composition of the city, the nativity and language characteristics of the neighborhood are significantly different. Most noticeably, Greater Valley Glen has a much higher foreign-born population than Los Angeles City, yet maintains higher proportions of naturalized citizens and lower rates of limited English proficiency.

## **Socioeconomic Status**

Given that educational attainment levels in Greater Valley Glen generally reflect the characteristics of Los Angeles City, consistent differences in educational attainment exist between different racial and ethnic groups. Hispanics/Latinos are particularly underrepresented across all levels of educational attainment. However, in comparison to Los Angeles City, there are slightly higher rates of educational attainment for Hispanics/Latinos in Greater Valley Glen, and a lower proportion of Hispanics/Latinos who hold less than a HS diploma.

Although median household income is slightly lower, the unemployment rate and poverty rate in Greater Valley Glen generally reflect Los Angeles City. Furthermore, similar public assistance program participation rates are reported for the neighborhood.

## **Housing Characteristics**

The housing characteristics of Greater Valley Glen largely reflect Los Angeles City, with a generally older housing stock and very low rates of new construction in recent years. The large majority of households in Greater Valley Glen are renter-occupied, and both the median home value and median gross rent remain consistent with the city. However, Greater Valley Glen has a significantly larger proportion of homes with high property values. This coincides with the extreme housing burden experienced by a large proportion of both homeowners and renters. With high rates of housing burden, households have less disposable income which suggests that less money is going back into the local economy.

## **Transportation**

Greater Valley Glen remains a primarily car dependent area and the majority of households have access to at least one vehicle. Very few residents use public transportation, which remains consistent with the transportation and commute patterns in Los Angeles City.

**Economic Base**

Overall, Greater Valley Glen has a very low job-to-worker ratio, women represent a larger percentage of job-holders, and jobs in the area typically pay lower wages in comparison to Los Angeles City. Top employment sectors in the area include educational services, healthcare & social assistance, and “other services.” Most notably, the area has seen significant employment growth in the educational services industry due to the recent public investment in Los Angeles Valley College.

# RECOMMENDATIONS

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Based on our analysis and key findings, we have identified three major recommendations to improve the quality of life in Greater Valley Glen. Given the short-term and long-term goals of the Greater Valley Glen Neighborhood Council, several strategies can be employed as outlined below.

## **COLLABORATE WITH LOS ANGELES VALLEY COLLEGE**

Greater Valley Glen is a small mostly residential neighborhood whose Latino/Hispanic population is suffering with low educational attainment levels. We recommend the Greater Valley Glen Neighborhood Council partner with the area's largest educational institution, Los Angeles Valley College, to promote educational and workforce development with a focus on their Latino/Hispanic population. The college offers many certificates and associate degrees within their hundreds of concentrations. Therefore, collaborating with Los Angeles Valley College will help infuse the educational services available to Greater Valley Glen residents. One strategy could be an educational and workforce development program targeting high-school age youth focused on electronic and computer technology. Approaches such as these have the potential to propel the current population to reach higher educational attainment levels.

## **PRESERVE AND EXPAND AFFORDABLE HOUSING**

Given the fact that over one-third of Greater Valley Glen households are suffering extreme housing burden, we recommend that the neighborhood council work with Councilmember Paul Krekorian from the City of Los Angeles to secure a commitment to ensure and expand affordable housing. Working directly with the area's councilmember and his staff will facilitate an intentional preservation of existing affordable housing units. Additionally, the Neighborhood Council should urge the City to add affordable housing developments in the area to accommodate the high percentage of renters with an extreme housing burden.

## **OUTREACH TO UNDERREPRESENTED POPULATIONS**

Currently, the Greater Valley Glen Neighborhood Council's voting data reveals a very low turn-out rate for residents. We recommend the neighborhood council target underrepresented populations in their outreach strategies to improve participation in neighborhood council activities. The creation of community-fostering events at which social services can be offered, combined with a targeted outreach strategy, will promote the inclusion of underrepresented groups at neighborhood council activities that will lead to an improvement in their participation rates.

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<http://www.kcet.org/socal/departures/landofsunshine/la-river/excursion/la-river-excursion-tujunga-wash-greenway.html>

[http://en.wikipedia.org/wiki/Orange\\_Line\\_%28Los\\_Angeles\\_Metro%29](http://en.wikipedia.org/wiki/Orange_Line_%28Los_Angeles_Metro%29)

# APPENDICES

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## APPENDIX A

### DATA SOURCES AND LIMITATIONS

#### DECENNIAL CENSUS

The U.S. Census counts every resident in the United States. It is mandated by Article I, Section 2 of the Constitution and takes place every 10 years. The data collected by the decennial census determine the number of seats each state has in the U.S. House of Representatives and is also used to distribute billions in federal funds to local communities. Planners of the first U.S. decennial census in 1790 also established the concept of “usual residence” as the main principle in determining where people were to be counted. Usual residence is defined as the place where a person lives and sleeps most of the time.

#### Guiding Principles:

- Count people at their usual residence, which is the place where they live and sleep most of the time.
- People in certain types of facilities or shelters (i.e. places where groups of people live together) on Census Day should be counted at the facility or shelter.
- People who do not have a usual residence, or cannot determine a usual residence, should be counted where they are on Census Day.

#### Limitations:

The decennial census only captures the count of the U.S. population or, the number of people, and it does so once every 10 years. It is not updated as frequently as the American Community Survey (ACS) which collects estimates at the annual, 3-year, and 5-year levels. However, the ACS captures characteristics of the population and not the count. Applying the usual residence concept to real living situations means that people will not always be counted at the place where they happen to be staying on Thursday, April 1, 2010 (Census Day).

#### AMERICAN COMMUNITY SURVEY

The American Community Survey (ACS) has three versions with 1-year, 3-year and 5-year estimates with information on demographic, socioeconomic and housing characteristics of communities. The survey is combined into statistics to help communities and state governments allocate funds for federal plan investments, services, and urban development. The ACS is mandatory by law under Title 13 and samples 3.54 million households every year; approximately 295,000 addresses per month and as a result, it receives over 96 percent participation rate. The American Community Survey is an estimate that shows “HOW” people live and the data is released by the calendar year for geographic areas. The geography is highly significant in ACS

sampling that is used for data collection, weighting and tabulation of activities. Maps are also generated to display the data available from geographic comparison tables, which compare ACS data to different areas. The strength of the ACS is the estimation of characteristic distributions measured with percents, means, and medians rather than the estimation of population totals. It is helpful for business and non-profit organizations to determine where to locate and to predict the types of products or services needed in a geographic area. Academic researchers use ACS results to understand trends over time and gather information. The ACS publishes statistics as reports, tables, and other products through the American FactFinder, and QuickFacts web sites.

#### **Improvements to the American Community Survey:**

Beginning in 2011, the ACS modified its sample design by conducting personal visits in remote parts of Alaska, American Indian areas with an estimated American Indian population greater than 10 percent and all Hawaiian Home Lands. Due to the large number of non-mailable addresses in these areas, conducting follow-up for approximately 27,000 additional sample addresses proved an effective way to improve the quality of estimates. In addition, ACS was modified to improve the reliability of estimates and increases for small Census tracts. This slightly decreased the sampling rates for larger tracts and minimized the differences in the reliability of ACS estimates.

#### **The purpose of the newly administered ACS:**

- Reduce sampling error;
- Provide efficient allocation of funds distributed on the basis of ACS estimates; and
- Provide accurate sampling rates of the community and small-area statistics.

#### **ACS 1-year, 3-year and 5-year Estimates:**

The differences and limitations of ACS 1-year, 3-year and 5-year estimates are provided in the chart below and continued on the following page. For the purposes of the report, we have conducted the analysis using 5-year estimates.

1-year estimates	3-year estimates	5-year estimates
12 months of collected data	36 months of collected data	60 months of collected data
Data for areas with populations of 65,000+	Data for areas with populations of 20,000+	Data for all areas
Smallest sample size	Larger sample size than 1-year	Largest sample size
Less reliable than 3-year or 5-year	More reliable than 1-year; less reliable than 5-year	Most reliable
Most current data	Less current than 1-year estimates; more current than 5-year	Least current

Best used when	Best used when	Best used when
Currency is more important than precision Analyzing large populations	More precise than 1-year, more current than 5-year Analyzing smaller populations Examining smaller geographies because 1-year estimates are not available	Precision is more important than currency Analyzing very small populations Examining tracts and other smaller geographies because 1-year estimates are not available

A copy of the first two pages of the ACS questionnaire is provided at the end of this report.

## GEOGRAPHY

The Greater Valley Glen Neighborhood Council is comprised of a total of 16 census tracts. These include: 1286.02, 1245, 1236.01, 1236.02, 1244, 1238, 1239.02, 1237, 1282.20, 1281.01, 1235.20, 1234.20, 1233.03, 1233.04, 1235.10. The map below outlines these census tracts and provides a visual of the corresponding neighborhood boundaries (shaded with pink). As mentioned in the report, some census tracts are partially within the neighborhood council boundaries. Our methodology was to weigh the census tract data according to the percentage of each census tract that falls within the boundaries. The table on the right lists the census tracts within the neighborhood boundaries and their corresponding weights.



Tract #	% In
1286.02	30%
1245	60%
1236.01	85%
1236.02	100%
1244	60%
1238	100%
1239.02	45%
1237	100%
1282.20	100%
1281.01	100%
1235.20	100%
1234.20	70%
1233.03	20%
1233.04	20%
1235.10	80%
1286.01	40%

## DEMOGRAPHICS

### AGE

Age is defined by the Census Bureau as the length of time in complete years that a person has lived.

### SEX

Sex is defined as a person's reported biological sex.

### RACE/ETHNICITY

In using census data, the definition of race becomes complicated. Racial categories included in the census questionnaire reflect the social definition of race recognized in the United States, rather than the more accurate categories which are determined biologically, anthropologically, or genetically. The 1970 Decennial Census does not include Hispanic or Latino as a race. Additionally, race is reported by self-identification. The following definitions are provided by the U.S. Census Bureau.

- **White:** A person with origins to any original peoples of Europe, the Middle East, or North Africa.
- **White alone:** Those who report only the white racial category. This includes those who are non-Hispanic and Hispanic Whites.
- **Non-Hispanic White:** Includes those who are both Non-Hispanic and white alone.
- **Black or African American:** Refers to a person having origins from any Black racial groups of Africa. For the purposes of this report, since many of the Blacks or African Americans are not of Hispanic origins, we have used the category of Black or African American alone. Only for the racial trends have we used Non-Hispanic Blacks or African Americans.
- **American Indian or Alaska Native:** A person having origins in any of the original peoples of North and South America (including Central America) and who maintain tribal affiliation or community attachment.
- **Asian:** A person with origins in any of the original groups of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- **Asians alone:** Includes those who reported exactly one Asian group and no other Asian group or race category.
- **Hispanic or Latino:** those who classify themselves in one of the specific Hispanic or Latino categories, such as Mexican, Mexican American, Chicano, Puerto Rican, or Cuban as well as those of another Hispanic, Latino, or Spanish origin.

It must be noted that earlier Census data, including 1970, 1980, and 1990 include Native Hawaiians and Pacific Islanders into the Asian category. It was not until 1990 when Asians were reported as Asians and Pacific Islanders, but the category was still lumped together. The 2000 Census is when Native Hawaiians and Pacific Islanders become a completely separate category.

## **NATIVITY**

### **NATIVE BORN**

Native born includes those who are U.S. citizens born in the United States, Puerto Rico or U.S. Island areas. It also includes those who are U.S. citizens born abroad but with at least one American parent. Calculating total population of native born residents:

Total population of native born = Total population of U.S Citizen born in the United States+ population of U.S. citizens born in Puerto Rico or U.S. Island areas + population born abroad of American parent(s).

### **FOREIGN BORN**

Foreign-born includes those that are not born in the United States, Puerto Rico, or U.S. Island areas. These include U.S. citizens by naturalization or not a U.S. Citizen. Calculating total population of foreign born residents:

Total population of foreign born = Total population of naturalized citizens+Non-Citizen residents

## **LANGUAGE**

- Speak Only English: Individuals 5 years and over who can only speak English and no other language
- Speak English “Very Well”: Includes individuals 5 years and over who report speaking English “very well.” The total population 5 years or over for those who can speak English “Very Well” is calculated by adding those that report “Speak English ‘Very Well’” for each language spoken in the area.
- Speak English “Less than Very Well”: Includes individuals 5 years and over who report speaking English “well”, “not well”, or “not at all.”

## **HOUSEHOLD**

- Household: Includes all of the people who occupy a housing unit.
- Householder: In most cases, this is the person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person in the household, any household member 15 years old and over can be designated as the householder.
- Family: Consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
- Nonfamily Household: Consists of a householder living alone or with nonrelatives only, for example, with roommates or an unmarried partner.

## **SOCIOECONOMIC STATUS\***

### **HUMAN CAPITAL (EDUCATIONAL ATTAINMENT)**

Data on educational attainment were derived from answers to Question 11 on the American Community Survey, which was asked of all respondents. Educational attainment data are tabulated for people 18 years old and over. Respondents are classified according to the highest degree or the highest level of school completed. The question included instructions for persons currently enrolled in school to report the level of the previous grade attended or the highest degree received.

### **EMPLOYED**

This category includes all civilians 16 years old and over who either (1) were “at work,” that is, those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were “with a job but not at work,” that is, those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are all institutionalized people and people on active duty in the United States Armed Forces.

### **UNEMPLOYED**

All civilians 16 years old and over are classified as unemployed if they (1) were neither “at work” nor “with a job but not at work” during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to start a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

### **CIVILIAN LABOR FORCE**

Consists of people classified as employed or unemployed in accordance with the criteria described above.

### **UNEMPLOYMENT RATE**

The unemployment rate represents the number of unemployed people as a percentage of the civilian labor force.

### **LABOR FORCE PARTICIPATION RATE (LFPR)**

According to the U.S. Census Bureau, the Labor Force Participation Rate (LFPR) represents the proportion of a population that is currently in the labor force: persons who are working age (16 years and older) and either working or looking for work. Those not considered part of the labor force include individuals 16 years and older who are students, homemakers, retirees, institutionalized people, seasonal workers not currently looking for work, and those doing unpaid family work (U.S. Department of Commerce, 2013).



## **EARNINGS**

Earnings are defined as the sum of wage or salary income and net income from self-employment. “Earnings” represent the amount of income received regularly for people 16 years old and over before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

## **INCOME OF HOUSEHOLDS**

This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Thus, the income of the household does not include amounts received by individuals who were members of the household during all or part of the past 12 months if these individuals no longer resided in the household at the time of interview.

## **POVERTY**

The Poverty Rate refers to the percentage of families below the federal poverty threshold. The Poverty threshold is based on the total income that a family receives below taxes, and is meant to highlight an income insufficient to meet minimal food and other basic needs. In 2012 the poverty threshold was \$23,050 for a family of four. Poverty is calculated for Households and the number of people below the poverty level is the sum of people in a family and the number of unrelated individuals with income in the last 12 months below the poverty level.

## **CASH ASSISTANCE**

**Supplemental Security Income (SSI):** Supplemental Security Income (SSI) is a nationwide U.S. assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals.

**Public assistance income:** Public assistance income includes general assistance and Temporary Assistance to Needy Families (TANF). Separate payments received for hospital or other medical care (vendor payments) are excluded. This does not include Supplemental Security Income (SSI) or noncash benefits such as Food Stamps. The terms “public assistance income” and “cash public assistance” are used interchangeably in the 2011 ACS data products.

## **NON-CASH ASSISTANCE**

On October 1, 2008, the Federal Food Stamp program was renamed SNAP (Supplemental Nutrition Assistance Program). Respondents were asked if one or more of the current members received food stamps or a food stamp benefit card during the past 12 months.

\*Language in these definitions are quoted directly from the American Community Survey 2011 Subject Definitions.



## HOUSING AND TRANSPORTATION

### HOUSING

- **Year Structure:** Indicates when the building was first built (not remodeled or converted).
- **Housing Unit:** A house, an apartment, mobile home, grouped rooms, or single room that is occupied (or intended for occupancy) as independent living quarters. Independent or separate living quarters is determined by direct access from outside the building or through a common hall.
- **Household:** Refers to all the people who occupy a housing unit. People who do not live in households are listed as living in group quarters.
- **Housing Tenure:** Identifies a basic feature of the housing inventory, whether a unit is owner occupied or renter occupied. Data on housing tenure has been collected since 1890.
- **Owner Occupied:** A housing unit is owner occupied if the owner or co-owner lives in the unit (even if it is mortgaged or not fully paid, or purchased with some other debt arrangement such as deed of trust, trust deed, contract to purchase, land contract, or purchase agreement).
- **Renter Occupied:** A housing unit is renter occupied if it is not defined as owner occupied (whether they are rented or occupied without payment of rent). Housing units located on military bases are also included as renter occupied.
- **Housing Value:** Respondent's estimate of how much their property is (including house & lot) worth in a sale.
- **Median Household Values:** Median divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median. Below is the formula for calculating
- **Calculating Median:**

$$\frac{[U + (W * (0.5 - LCF))]}{[(LCF) / (UCF)]}$$

$$[(LCF) / (UCF)]$$

U = upper limit of the interval containing the median

W = width of the interval containing the median

LCF = cumulative frequency corresponding to the lower limit of the median

UCF = cumulative frequency corresponding to the upper limit of the interval containing the median

- **Gross Rent-** Gross rent refers to the contract rent (rent asked for) in addition to the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are renter-paid (or paid by someone else).
- **Housing Burden** – Housing burden occurs when households spend more than 30 percent of their income on housing costs.

### TRANSPORTATION

**Vehicles Available:** Refers to the total number of passenger cars, vans, and pickup or panel trucks of one-ton capacity or less kept at home and available for the use of household members. Vehicles rented or leased for one month or more, company vehicles, and police or government vehicles are included in this if kept at home and used for non-business purposes as well.

**Means of Transportation to Work:** Means of transportation refers to the principal mode (most often used) of transportation that workers use. People who use a variety of transportation means were asked to specify the mode most often used; those with various modes per day were asked to choose the mode on which they have the longest trip.

## **NEIGHBORHOOD ECONOMIC BASE**

### **TOTAL PRIMARY JOBS**

Number of jobs held by workers. A job is counted if a worker is employed with positive earnings during the reference quarter as well as in the quarter prior to the reference quarter.

### **JOBS BY WORKER AGE**

Earnings is displayed by three categories: 29 or younger, 30 to 54, and 55 or older.

### **JOBS BY EARNINGS**

Earnings is displayed by three categories: \$1250/month or less, \$1251/month to \$3333/month, and Greater than \$3333/month.

### **JOBS BY NAICS INDUSTRY SECTOR**

The Industry Sectors are the 20 top-level NAICS (North American Industry Classification System, <http://www.census.gov/eos/www/naics/>) sectors and these are part of the area characteristics data.

### **JOBS BY WORKER RACE**

Race is displayed six categories: White Alone, Black or African American Alone, American Indian or Alaska Native Alone, American Indian or Alaska Native Alone, Asian Alone, Two or More Race Groups. The Race variables conforms to OMB (Office of Budget and Management) standards for publication of data on race and ethnicity. Further information about OMB standards can be found at [http://www.whitehouse.gov/omb/fedreg\\_1997standards/](http://www.whitehouse.gov/omb/fedreg_1997standards/)

### **JOBS BY WORKER ETHNICITY**

Ethnicity is displayed by two categories: Not Hispanic or Latino and Hispanic or Latino. The Ethnicity variable conforms to OMB (Office of Budget and Management) standards for publication of data on race and ethnicity. Further information about OMB standards can be found at [http://www.whitehouse.gov/omb/fedreg\\_1997standards/](http://www.whitehouse.gov/omb/fedreg_1997standards/)

### **JOBS BY WORKER EDUCATIONAL ATTAINMENT**

Worker Educational Attainment is displayed by four categories: Less than high school, High school or equivalent or no college, Some college or Associate degree, Bachelor's degree or advanced degree.

### **JOBS BY WORKER SEX**

The Sex variable is displayed by two variables: Male or Female.

## JOBS-TO-WORKER RATIO COMPARISON

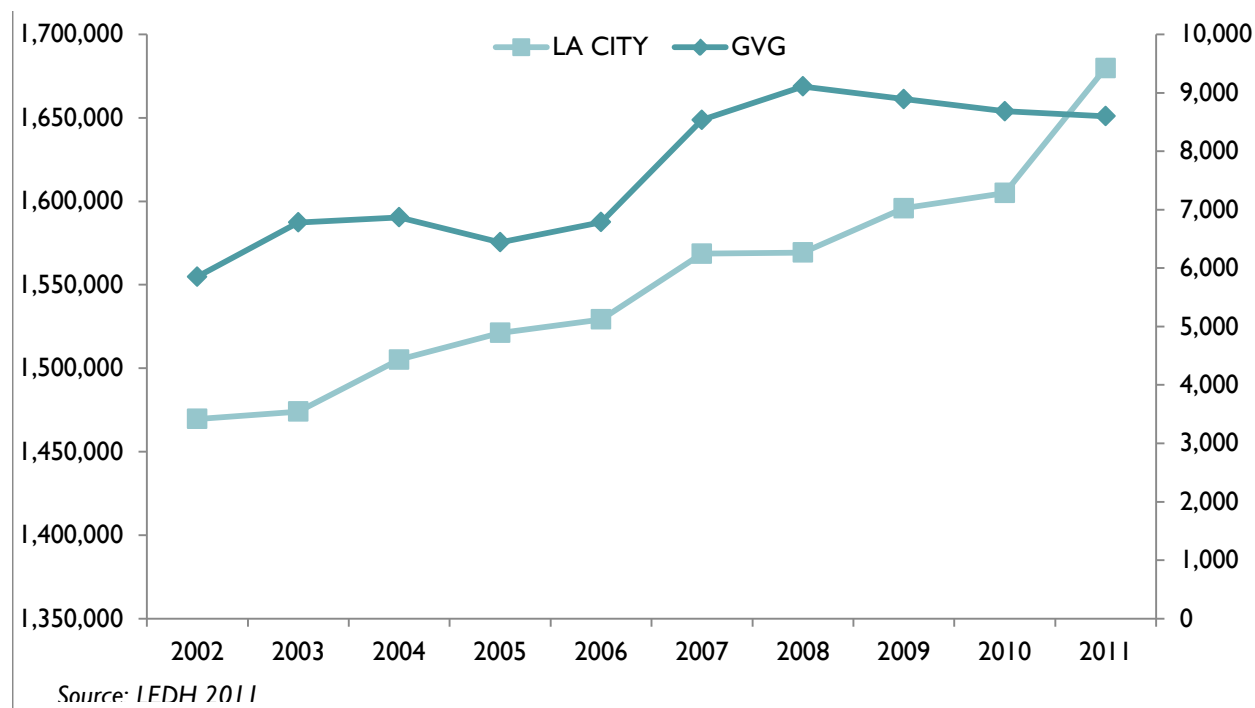
The Sex variable is displayed by two variables: Male or Female.

Greater Valley Glen is a job poor neighborhood, with a very low job-to-worker ratio of .35, as compared to Los Angeles' 1.14. While Greater Valley Glen is home to 19,121 workers, the neighborhood hosts only 6,641 occupations.

Place	Job to Worker Ratio
Greater Valley Glen	.35
City of Los Angeles	1.14

## TOTAL JOBS COMPARISON

Total Jobs in Greater Valley Glen and Los Angeles City 2002-2011



While Greater Valley Glen has seen a growth of employment opportunities between 2002 and 2011, the community also saw a slight drop in jobs in the last year. The City of Los Angeles has seen a steady growth in total number jobs.

## LONGITUDINAL EMPLOYER-HOUSEHOLD DYNAMICS (LEHD)

The LEHD is a program of the U.S. Center for Economics and the U.S. Census Bureau, produced for public use. Data from this program was accessed through the LEHD application On the Map, which provides spatial patterns and statistics of jobs by employment and residential locations. The geographical base is comprised of census blocks, as defined by the 2010 Decennial Census. The current version of the application, utilized by this report, contains data from 2002 to 2011. Data is divided by twelve variables:

- Age
  - » 29 or Younger
  - » 30 to 54
  - » 55 or Older
- Earnings
  - » \$1,250/month or less
  - » \$1,250/month to \$3,333/month
  - » \$3,333/month or more
- Industry Group
  - » Good Producing Industry Sectors
  - » Trade, Transportation, and Utilities Sectors
  - » All Other Services Industry Sectors
- Industry Sectors
  - » 20 Categories (see: <http://www.census.gov/eos/www/naics/>)
- Race
  - » White (alone)
  - » Black or African American (alone)
  - » American Indian or Alaska Native (alone)
  - » Asian (alone)
  - » Native Hawaiian or Other Pacific Islander (alone)
  - » Two or More Race Groups
- Ethnicity
  - » Not Hispanic or Latino
  - » Hispanic or Latino
- Educational Attainment
  - » Not Available (represents the population 29 or younger)
  - » Less than High School
  - » High School or Equivalent, no College
  - » Bachelor's Degree or Advanced Degree

- Sex/Gender
  - » Male
  - » Female
- Job Dominance (defined as the job that earned a job holder the most money)
  - » Primary Job
  - » Non-Primary Job
- Ownership Class of the Firm
  - » Private
  - » Public (consists of local, state, and Federal government employers)
- Firm Age (only available for Private Jobs)
  - » 0-1 Years
  - » 2-3 Years
  - » 4-5 Years
  - » 6-10 Years
  - » 11+ Years
- Firm Size (only available for Private Jobs)
  - » 0-19 Employees
  - » 20-49 Employees
  - » 50-249 Employees
  - » 250-499 Employees
  - » 500+ Employees

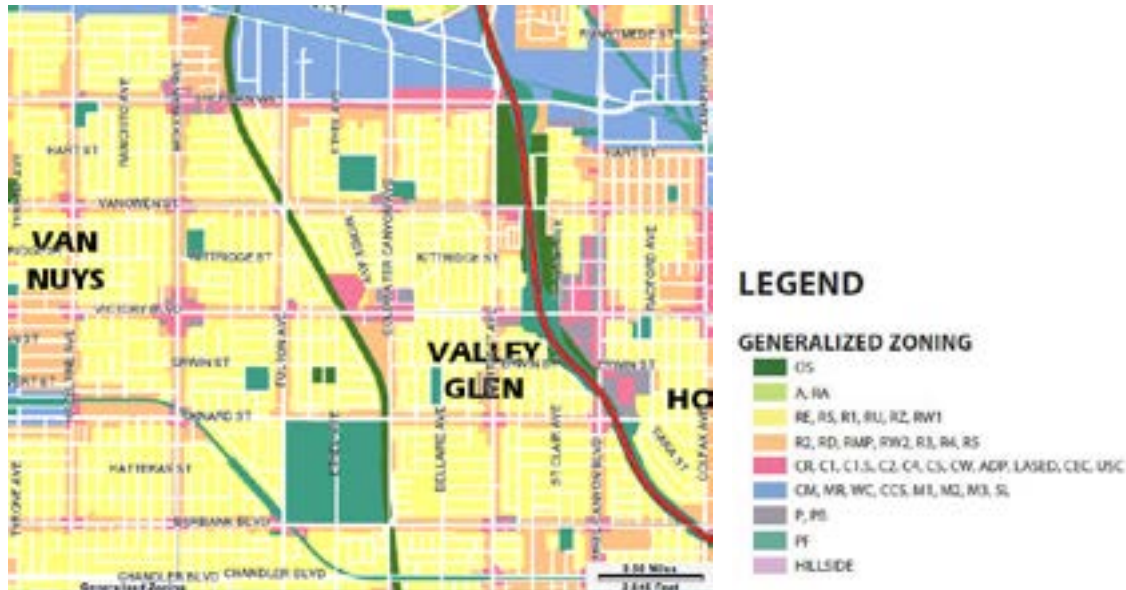
**Limitations:**

There are several data limitations to note. Data for gender is only available for the years 2009-2011. The LEHD also tracks jobs, not people; therefore more than one job could be counted for a single individual. As stated above, no educational data is provided for job holders under the age of 30. Additionally, “Firm Age” and “Firm Size” are only present for “All Private Jobs.”

# APPENDIX B

## BACKGROUND

### ZONING MAP OF GREATER VALLEY GLEN



## EDUCATIONAL ATTAINMENT

### EDUCATIONAL LEVELS BY RACE AND ETHNICITY FOR GREATER VALLEY GLEN

Greater Valley Glen	
Black Population* Educational Attainment	
Less than H.S.	15%
H.S. Diploma	21%
Some college or A.A.	40%
B.A. or Higher	23%
*Population 25 years or older.	
Source: 07-11 ACS 5-Year Est., Table C15002B	

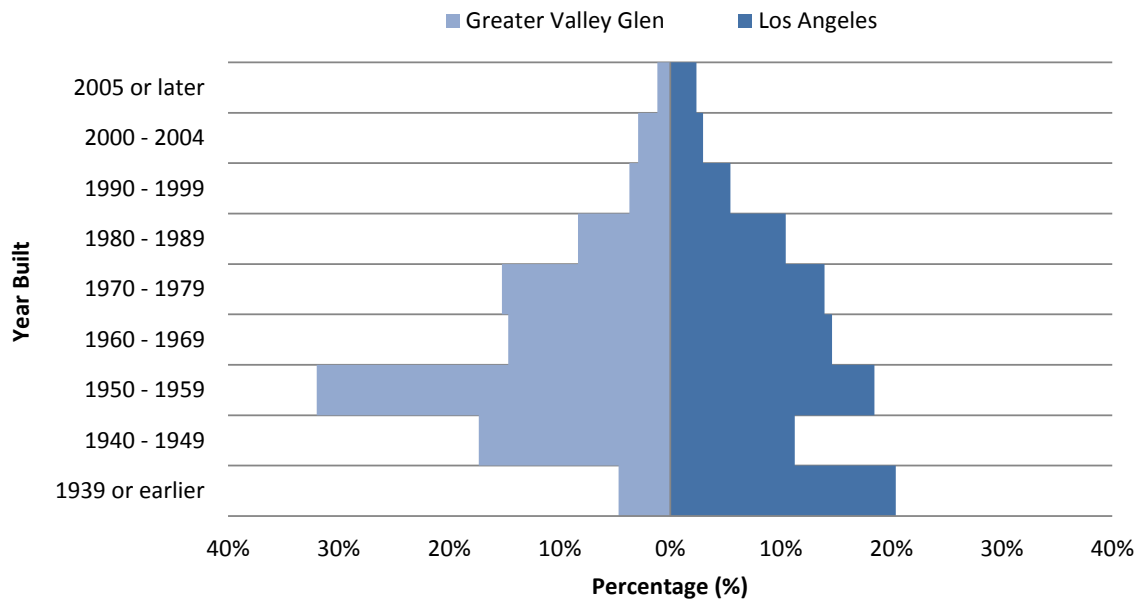
Greater Valley Glen	
Hispanic Population* Educational Attainment	
Less than H.S.	45%
H.S. Diploma	25%
Some college or A.A.	20%
B.A. or Higher	9%
*Population 25 years or older.	
Source: 07-11 ACS 5-Year Est., Table C15002I	

Greater Valley Glen	
Asian Population* Educational Attainment	
Less than H.S.	11%
H.S. Diploma	19%
Some college or A.A.	33%
B.A. or Higher	37%
*Population 25 years or older	
Source: 07-11 ACS 5-Year Est., Table C15002D	

Greater Valley Glen	
Non-Hispanic White* Educational Attainment	
Less than H.S.	10%
H.S. Diploma	21%
Some college or A.A.	32%
B.A. or Higher	37%
*Population 25 years or older.	
Source: 07-11 ACS 5-Year Est., Table C15002H	

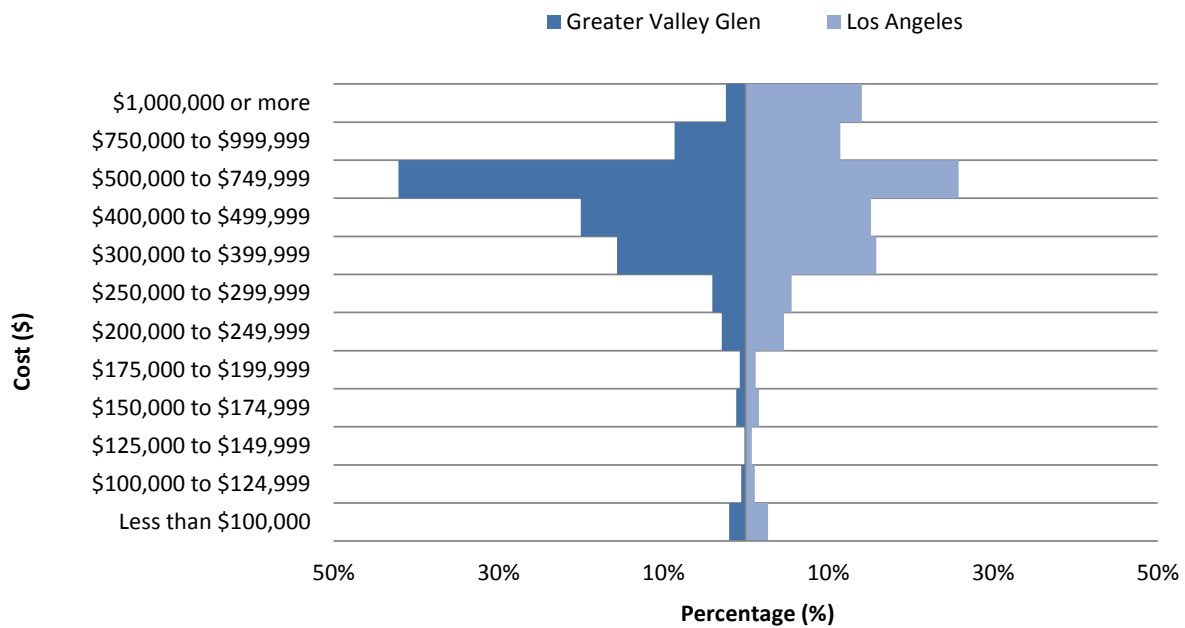
## HOUSING CHARACTERISTICS

### AGE OF STRUCTURES IN GREATER VALLEY GLEN COMPARED TO LOS ANGELES CITY



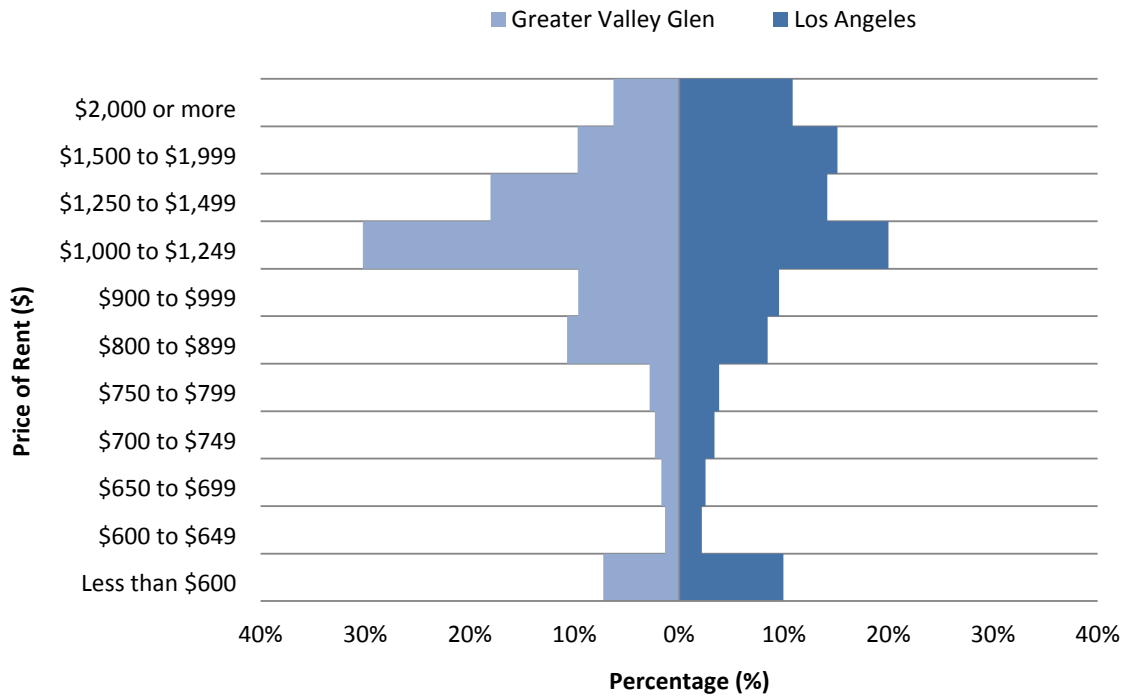
Source: U.S. Census Bureau 07-11 ACS 5-Year Est., TableB25034 - Tabulated by: A. Kim (2013)

### VALUE OF HOMES IN GREATER VALLEY GLEN COMPARED TO LOS ANGELES CITY



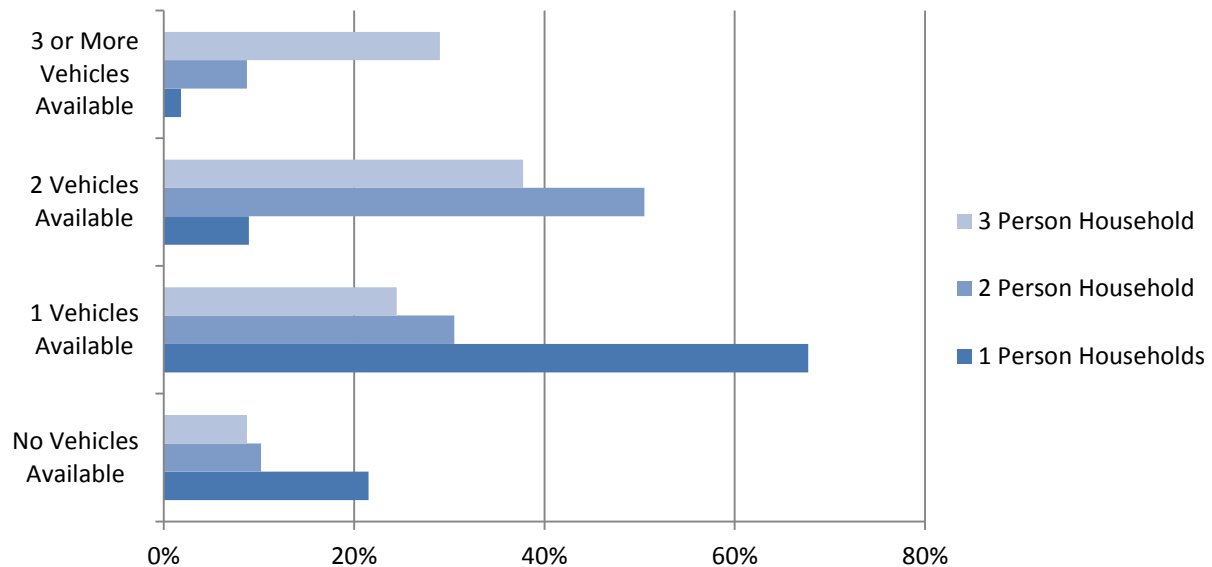
Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25075 - Tabulated by: A. Kim (2013)

## GROSS RENT IN GREATER VALLEY GLEN COMPARED TO LOS ANGELES CITY



Source: U.S. Census Bureau 07-11 ACS 5-Year Est., Table B25063 - Tabulated by: A. Kim (2013)

## CAR OWNERSHIP BY SIZE OF HOUSEHOLD IN GREATER VALLEY GLEN

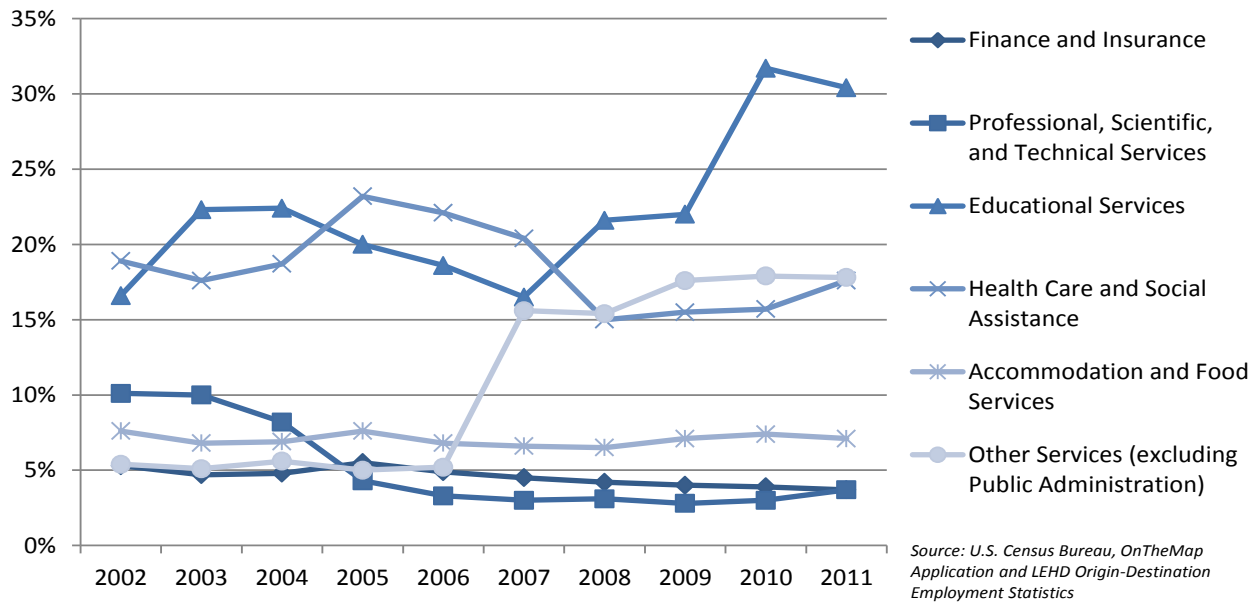


Source: 07-11 CSA 5-Year Est. Table: B080201

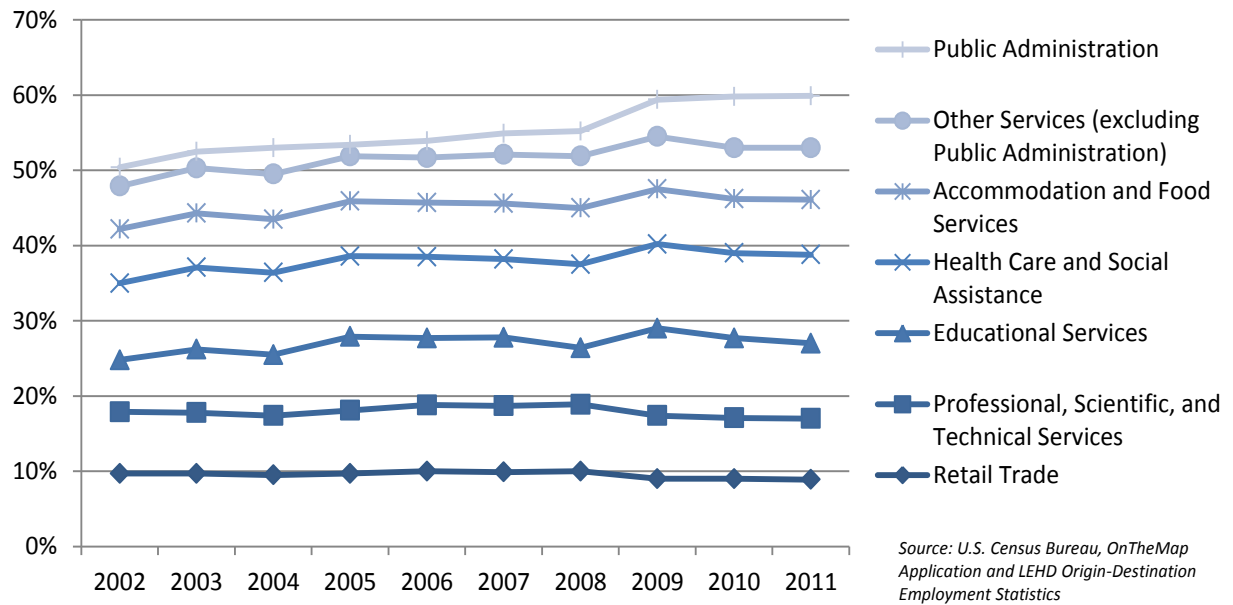


## ECONOMIC BASE

### MAJOR INDUSTRY TRENDS IN GREATER VALLEY GLEN BETWEEN 2002-2011

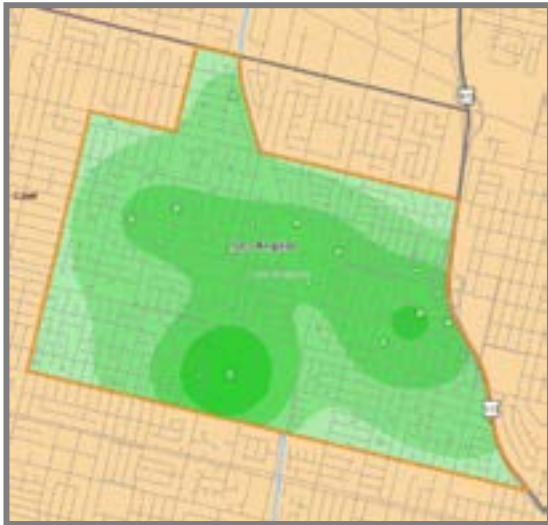


### MAJOR INDUSTRY TRENDS IN LOS ANGELES CITY BETWEEN 2002-2011

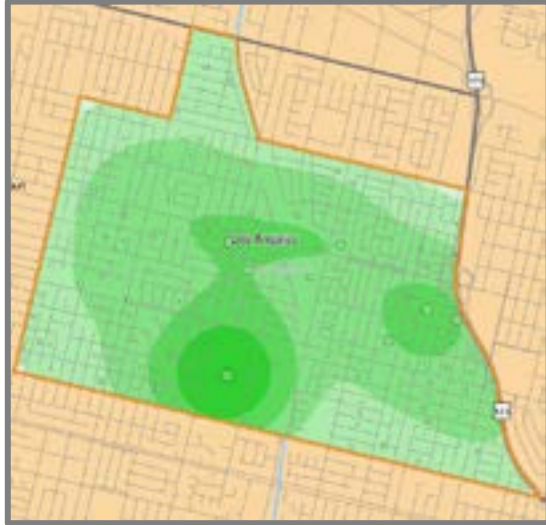


## EMPLOYMENT CONCENTRATION IN GREATER VALLEY GLEN OVER TIME

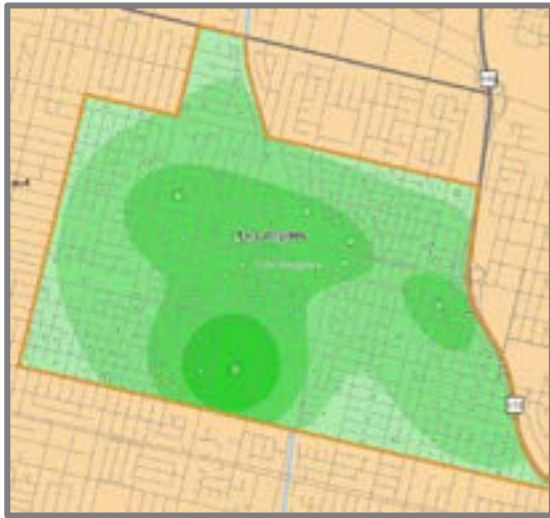
2002



2004



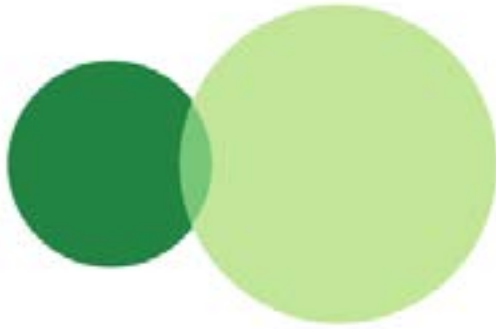
2007



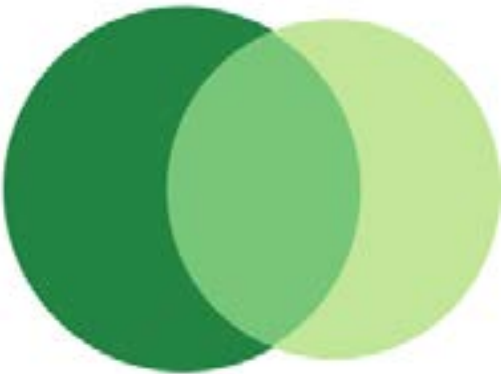
2011



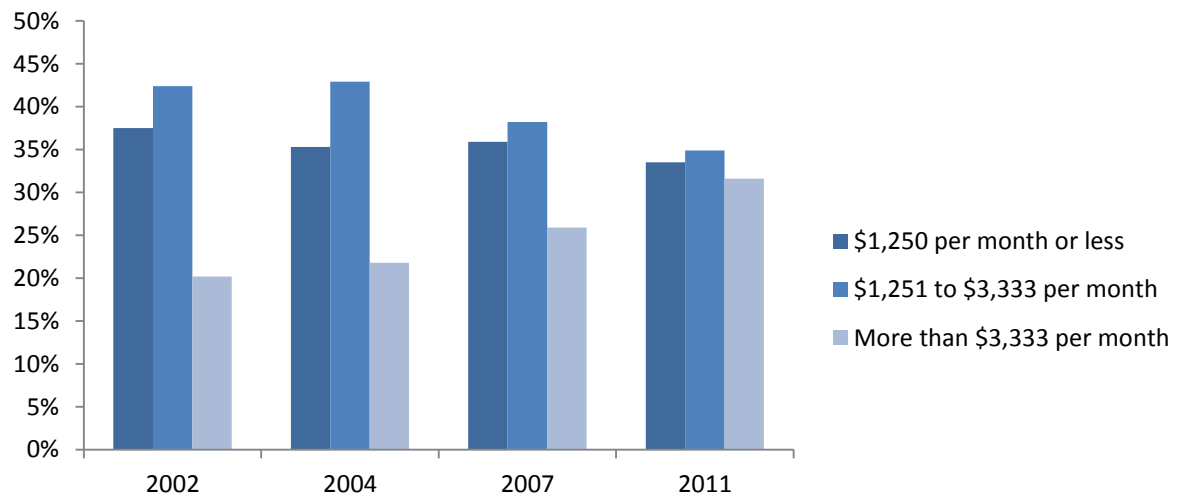
## FLOW OF WORKERS IN GREATER VALLEY GLEN



## FLOW OF WORKERS IN LOS ANGELES CITY



## NOMINAL EARNING TRENDS IN GREATER VALLEY GLEN FROM 2002 TO 2011



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics

\*Nominal numbers (not calculated with inflation)



U.S. DEPARTMENT OF COMMERCE  
Economics and Statistics Administration  
U.S. CENSUS BUREAU

# THE American Community Survey

This booklet shows the content of the American Community Survey questionnaire.

## Start Here

Respond online today at:  
<https://respond.census.gov/acs>

OR

Complete this form and mail it back as soon as possible.

This form asks for information about the people who are living or staying at the address on the mailing label and about the house, apartment, or mobile home located at the address on the mailing label.



If you need help or have questions about completing this form, please call 1-800-354-7271. The telephone call is free.

**Telephone Device for the Deaf (TDD):**  
Call 1-800-562-8330. The telephone call is free.

**¿NECESITA AYUDA?** Si usted habla español y necesita ayuda para completar su cuestionario, llame sin cargo alguno al **1-877-833-5625**. Usted también puede completar su entrevista por teléfono con un entrevistador que habla español. O puede responder por Internet en: <https://respond.census.gov/acs>

For more information about the American Community Survey, visit our web site at: <http://www.census.gov/acs/www/>

➔ Please print today's date.

Month Day Year

➔ Please print the name and telephone number of the person who is filling out this form. We may contact you if there is a question.

Last Name

First Name

MI

Area Code + Number

-

➔ How many people are living or staying at this address?

- **INCLUDE** everyone who is living or staying here for more than 2 months.
- **INCLUDE** yourself if you are living here for more than 2 months.
- **INCLUDE** anyone else staying here who does not have another place to stay, even if they are here for 2 months or less.
- **DO NOT INCLUDE** anyone who is living somewhere else for more than 2 months, such as a college student living away or someone in the Armed Forces on deployment.

Number of people

➔ Fill out pages 2, 3, and 4 for everyone, including yourself, who is living or staying at this address for more than 2 months. Then complete the rest of the form.

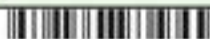
FORM ACS-1(INFO)(2013)KFI  
08-14-2013

OMB No. 0607-0810





Person 1		Person 2																	
<p>(Person 1 is the person living or staying here in whose name this house or apartment is owned, being bought, or rented. If there is no such person, start with the name of any adult living or staying here.)</p>		<p>1 What is Person 2's name? Last Name (Please print) _____ First Name _____ MI _____</p>																	
<p>2 What is Person 1's name? Last Name (Please print) _____ First Name _____ MI _____</p>		<p>2 How is this person related to Person 1? Mark (X) ONE box.</p> <table border="0"> <tr> <td><input type="checkbox"/> Husband or wife</td> <td><input type="checkbox"/> Son-in-law or daughter-in-law</td> </tr> <tr> <td><input type="checkbox"/> Biological son or daughter</td> <td><input type="checkbox"/> Other relative</td> </tr> <tr> <td><input type="checkbox"/> Adopted son or daughter</td> <td><input type="checkbox"/> Roomer or boarder</td> </tr> <tr> <td><input type="checkbox"/> Stepson or stepdaughter</td> <td><input type="checkbox"/> Housemate or roommate</td> </tr> <tr> <td><input type="checkbox"/> Brother or sister</td> <td><input type="checkbox"/> Unmarried partner</td> </tr> <tr> <td><input type="checkbox"/> Father or mother</td> <td><input type="checkbox"/> Foster child</td> </tr> <tr> <td><input type="checkbox"/> Grandchild</td> <td><input type="checkbox"/> Other nonrelative</td> </tr> <tr> <td><input type="checkbox"/> Parent-in-law</td> <td></td> </tr> </table>		<input type="checkbox"/> Husband or wife	<input type="checkbox"/> Son-in-law or daughter-in-law	<input type="checkbox"/> Biological son or daughter	<input type="checkbox"/> Other relative	<input type="checkbox"/> Adopted son or daughter	<input type="checkbox"/> Roomer or boarder	<input type="checkbox"/> Stepson or stepdaughter	<input type="checkbox"/> Housemate or roommate	<input type="checkbox"/> Brother or sister	<input type="checkbox"/> Unmarried partner	<input type="checkbox"/> Father or mother	<input type="checkbox"/> Foster child	<input type="checkbox"/> Grandchild	<input type="checkbox"/> Other nonrelative	<input type="checkbox"/> Parent-in-law	
<input type="checkbox"/> Husband or wife	<input type="checkbox"/> Son-in-law or daughter-in-law																		
<input type="checkbox"/> Biological son or daughter	<input type="checkbox"/> Other relative																		
<input type="checkbox"/> Adopted son or daughter	<input type="checkbox"/> Roomer or boarder																		
<input type="checkbox"/> Stepson or stepdaughter	<input type="checkbox"/> Housemate or roommate																		
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<input type="checkbox"/> Father or mother	<input type="checkbox"/> Foster child																		
<input type="checkbox"/> Grandchild	<input type="checkbox"/> Other nonrelative																		
<input type="checkbox"/> Parent-in-law																			
<p>3 How is this person related to Person 1? <input checked="" type="checkbox"/> Person 1</p>		<p>3 What is Person 2's sex? Mark (X) ONE box. <input type="checkbox"/> Male <input type="checkbox"/> Female</p>																	
<p>4 What is Person 1's sex? Mark (X) ONE box. <input type="checkbox"/> Male <input type="checkbox"/> Female</p>		<p>4 What is Person 2's sex? Mark (X) ONE box. <input type="checkbox"/> Male <input type="checkbox"/> Female</p>																	
<p>5 What is Person 1's age and what is Person 1's date of birth? Please report babies as age 0 when the child is less than 1 year old. Print numbers in boxes.</p> <p>Age (in years) _____ Month _____ Day _____ Year of birth _____</p>		<p>5 What is Person 2's age and what is Person 2's date of birth? Please report babies as age 0 when the child is less than 1 year old. Print numbers in boxes.</p> <p>Age (in years) _____ Month _____ Day _____ Year of birth _____</p>																	
<p>→ NOTE: Please answer BOTH Question 5 about Hispanic origin and Question 6 about race. For this survey, Hispanic origins are not races.</p>		<p>→ NOTE: Please answer BOTH Question 5 about Hispanic origin and Question 6 about race. For this survey, Hispanic origins are not races.</p>																	
<p>6 Is Person 1 of Hispanic, Latino, or Spanish origin? <input type="checkbox"/> No, not of Hispanic, Latino, or Spanish origin <input type="checkbox"/> Yes, Mexican, Mexican Am., Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, another Hispanic, Latino, or Spanish origin - Print origin, for example, Argentinian, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. _____</p>		<p>6 Is Person 2 of Hispanic, Latino, or Spanish origin? <input type="checkbox"/> No, not of Hispanic, Latino, or Spanish origin <input type="checkbox"/> Yes, Mexican, Mexican Am., Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, another Hispanic, Latino, or Spanish origin - Print origin, for example, Argentinian, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. _____</p>																	
<p>7 What is Person 1's race? Mark (X) one or more boxes.</p> <p><input type="checkbox"/> White <input type="checkbox"/> Black, African Am., or Negro <input type="checkbox"/> American Indian or Alaska Native - Print name of enrolled or principal tribe. _____</p> <p><input type="checkbox"/> Asian Indian <input type="checkbox"/> Japanese <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Chinese <input type="checkbox"/> Korean <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Filipino <input type="checkbox"/> Vietnamese <input type="checkbox"/> Samoan <input type="checkbox"/> Other Asian - Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian, and so on. _____ <input type="checkbox"/> Other Pacific Islander - Print race, for example, Fijian, Tongan, and so on. _____</p> <p><input type="checkbox"/> Some other race - Print race. _____</p>		<p>7 What is Person 2's race? Mark (X) one or more boxes.</p> <p><input type="checkbox"/> White <input type="checkbox"/> Black, African Am., or Negro <input type="checkbox"/> American Indian or Alaska Native - Print name of enrolled or principal tribe. _____</p> <p><input type="checkbox"/> Asian Indian <input type="checkbox"/> Japanese <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Chinese <input type="checkbox"/> Korean <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Filipino <input type="checkbox"/> Vietnamese <input type="checkbox"/> Samoan <input type="checkbox"/> Other Asian - Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian, and so on. _____ <input type="checkbox"/> Other Pacific Islander - Print race, for example, Fijian, Tongan, and so on. _____</p> <p><input type="checkbox"/> Some other race - Print race. _____</p>																	



A NEIGHBORHOOD ANALYSIS CONDUCTED BY  
CAROLYN ABRAMS | ARA KIM | ISELLA RAMIREZ

UCLA LUSKIN SCHOOL OF PUBLIC AFFAIRS  
URBAN PLANNING 214 - FALL 2013  
DECEMBER 18, 2013  
PROFESSOR PAUL ONG