

THE STATE OF SUNLAND-TUJUNGA



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Fall 2013 - UP214 Neighborhood Analysis

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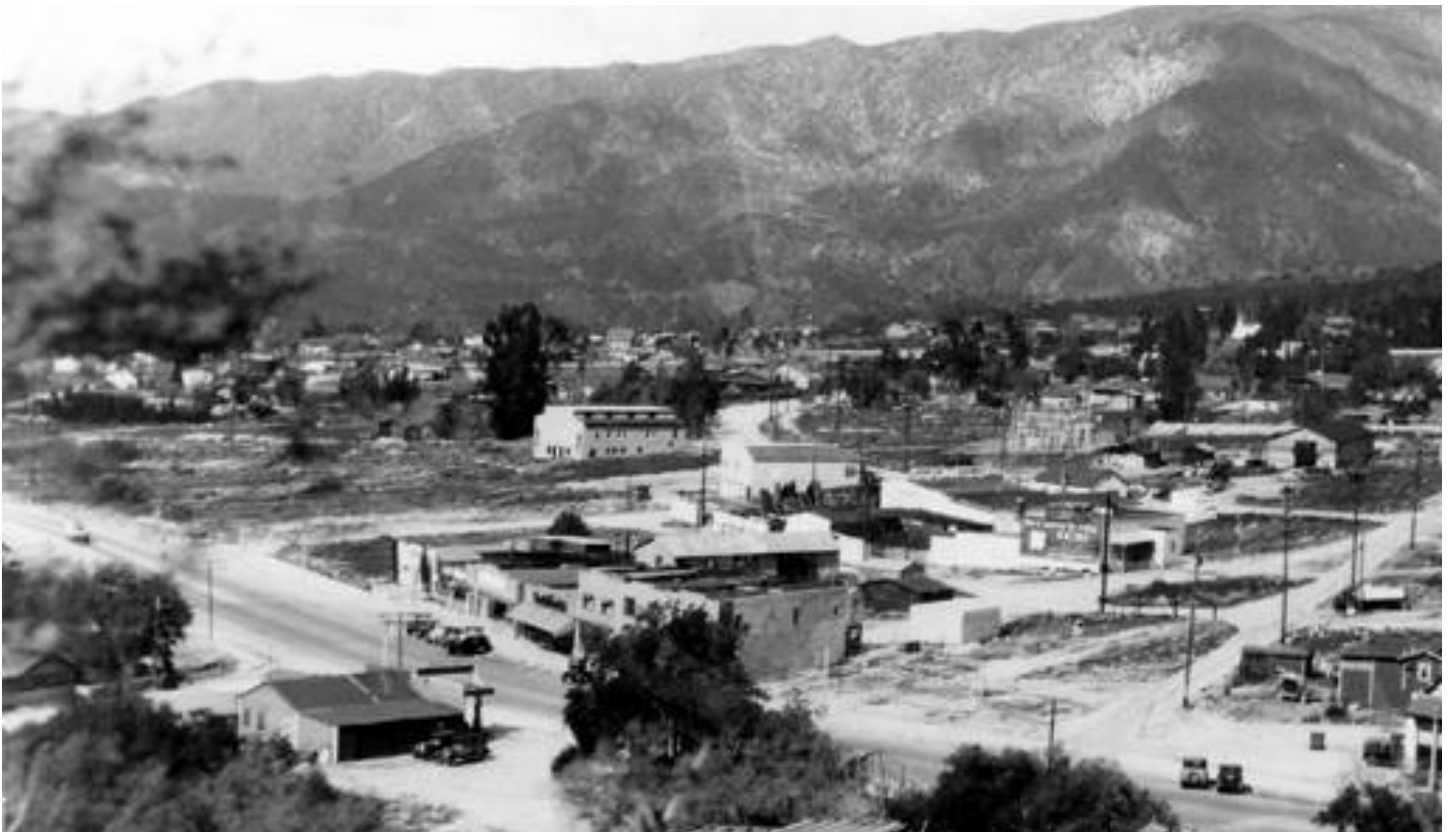
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This report supersedes all previous drafts and earlier versions.

DISCLAIMER: The contents, claims, and findings of this report are the sole responsibility of the authors.



*Panoramic View of Tujunga Valley, 1931
Source: Oviatt Library, Cal State University Northridge*

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INTRODUCTION

Purpose of the Report, Goals and Objectives

Every community faces complex challenges and our cities are constantly looking for ways to make a difference. These differences are democratically discussed through an agenda of current issues brought by a citizen-led advisory group known as Neighborhood Councils. These Councils were created in part of the 1999 Los Angeles Charter reform, which connects local residents, business owners, and property owners who advocate for real change in the community through local engagement. The purpose of this report is to identify and address the key issues in the community of Sunland-Tujunga and prepare a set of recommendations for an effective and equitable implementation of neighborhood planning.

Background of Sunland-Tujunga Neighborhood Council

The Committee Board of Sunland-Tujunga (STNC, hereafter, STNC is referred to as “Sunland-Tujunga”) consists of ten subgroups who discuss and help the local needs of the community and to the City of Los Angeles’ decision-making bodies. STNC was developed in November 1999 undergirded by the Chamber of Commerce and was certified in May 2003 by the Board of Neighborhood Commissioners (BONC). The STNC operates on a \$37,500 Neighborhood Council Funding budget annually to allocate to community improvement projects, outreach and council operations. The elected board establishes dates of the regular monthly meetings of the STNC. Currently, the council meets on the second Wednesday of every month from 7:00 p.m. to 9:00 p.m. STNC community stakeholders are defined as individuals who live, work, or own property within the boundaries of the neighborhood council. Additionally, individuals who participate in educational and faith-based institutions, and community services, youth, business and special interest organizations that are located or that meet regularly in the community are considered to be community stakeholders. The STNC Board of Representatives includes 21 elected positions and one appointed position. The elected positions are comprised of five executive officers; eight Stakeholder Group Representatives, which represent education, faith-based, business, or other special interest organizations; and eight Geographic District Representatives, which comprises of four regions and are elected two per region.

For more information on the Sunland-Tujunga Neighborhood Council, please visit:
<http://stnc.org/index.html>.

STNC General Assembly Meeting on October 9, 2013.

Photograph by Jamie Poster.



Brief description of data and analysis

After meeting with Mrs. Cindy Cleghorn, Vice President of Outreach and several community stakeholders at the Sunland-Tujunga Neighborhood Council meetings, we discussed key issues and concerns regarding the current state of the Sunland-Tujunga. This report is based on a six-part topical agenda:

First, the report will introduce the background of Sunland-Tujunga, including the neighborhood history, the jurisdictional boundaries, zoning/land use and operational boundaries into U.S. Census tracts for analysis.

Second, we will discuss the demographic composition of this community based on the following: population dynamics and population trends by race/ethnicity using the 2010 Decennial Census. Following this, we examined neighborhood profiles such as Sex by Age, Nativity in the United States, Language, Foreign-Born Population and Household Types. The data was compared to the City of Los Angeles to serve as a benchmark in order to assess a comprehensive understanding of the demographic trends in Los Angeles. This data was retrieved from the American Community Survey (ACS) five-year estimate 2007-2011.

Third, the report will describe the socioeconomic characteristics of the community, including: (1) human capital among the level of education attained and compared to racial groups; (2) the labor market status, including Labor Force Participation Rate (LFPR); Unemployment Rate; Full-time, Full-Year Workers; and Earnings; and (3) analysis of socioeconomic data such as the Median Household Income; percentage of those living in Poverty; and the use of Public Programs (i.e. Supplemental Social Security Income and Food Stamp/ SNAP). This data was retrieved using the American Community Survey (ACS) five-year estimate 2007-2011.

Fourth, the housing and transportation characteristics present the real estate of home values and rent levels, housing tenure, residential mobility and housing burdens. In addition, the transportation characteristics examine work patterns, transit choices and commute trends in Sunland-Tujunga compared to the City of Los Angeles. This data was retrieved using the American Community Survey (ACS) five-year estimate 2007-2011.

Fifth, we will present data on the neighborhood economic base that emphasize on the relationship between recent employment trends and spatial patterns, characteristics of jobs and job holders, and the spatial location of job holders. This data was calculated from *OntheMap.com* website with provided GIS .shp, .shx and .pfg files to analyze the data.

And lastly, our analysis will be provided with a summary of findings followed by interpretation and implications for future research study and policy recommendations. This will provide the next steps in order to pursue the actions needed for the State of Sunland-Tujunga.

Summary of Findings

The population of Sunland-Tujunga is predominantly Non-Hispanic White and more affluent in terms of median household income when compared to the City of Los Angeles. Though Sunland-Tujunga lacks the ethnic diversity of the City of Los Angeles, there is a growing Iranian and Armenian foreign-born population. Among those with Low English Proficiency in Sunland-Tujunga, this foreign-born population makes up a larger percentage than of the Low English Proficiency population than in the City of Los Angeles.

Sunland-Tujunga's median household income is \$12,500 more than the City of Los Angeles. A smaller percent of Sunland-Tujunga residents are living in poverty or using public assistance programs compared to the City of Los Angeles. These findings support our hypothesis that the neighborhood is, on the whole, more affluent.

Despite greater household income levels, household value is lower in Sunland-Tujunga than in the City of Los Angeles. Correspondingly, the majority of householders are owners in Sunland-Tujunga – this trend contrasts with the tenure trends in the City of Los Angeles. There are more family households than single or non-family households by proportion in Sunland-Tujunga. As a result, residential mobility is lower compared to the City of Los Angeles.

Sunland-Tujunga has many attributes that depict a prototype of a suburb, including:

- The houses in Sunland-Tujunga have more rooms.
- There are very high rates of people in who drive alone to work.
- A quarter of all households were built in the 1950's, which parallels post-war development in the San Fernando Valley as a whole.

However, working residents of Sunland-Tujunga do not commute to a centralized area. Many workers commute to Glendale, Burbank, and North Hollywood, which are all located within 10 miles of Sunland-Tujunga.

Though jobs have grown in number since 2002, the economic base in Sunland-Tujunga is weaker compared to the City of Los Angeles. There is only 1 job for every 4 workers in Sunland-Tujunga, whereas there is 1 job for every 1 worker in the City of Los Angeles. In addition, the proportion of job pay in the neighborhood skews towards the low end. For these reasons, the majority of workers who live in Sunland-Tujunga work outside the neighborhood council.

PART I

BACKGROUND

Jurisdictional Boundaries

The Sunland-Tujunga Neighborhood Council is the northeastern most neighborhood council of the 95 neighborhood councils of the City of Los Angeles. On its western and southern borders, Sunland-Tujunga is bound by the Foothill Trails District Neighborhood Council. The Interstate 210 Freeway acts as the southern border for 5 miles between Lowell Avenue and Wheatmore Boulevard. The City of Los Angeles and Sunland-Tujunga share borders to the north and to the east where they meet by the Angeles National Forest and the City of Glendale.¹ It is approximately 15 miles north northwest of Downtown Los Angeles, eight miles northeast of Van Nuys, and nine miles northwest of Pasadena. The San Gabriel Mountains create a 20-mile expanse between the boundaries of Sunland-Tujunga to the floor of the Antelope Valley to the northeast. The he San Fernando Valley borders Sunland-Tujunga to the west and the San Gabriel Valley to borders it to the east.²

Figure 1: Context Map of the City of Los Angeles boundary and spatial location to Sunland-Tujunga



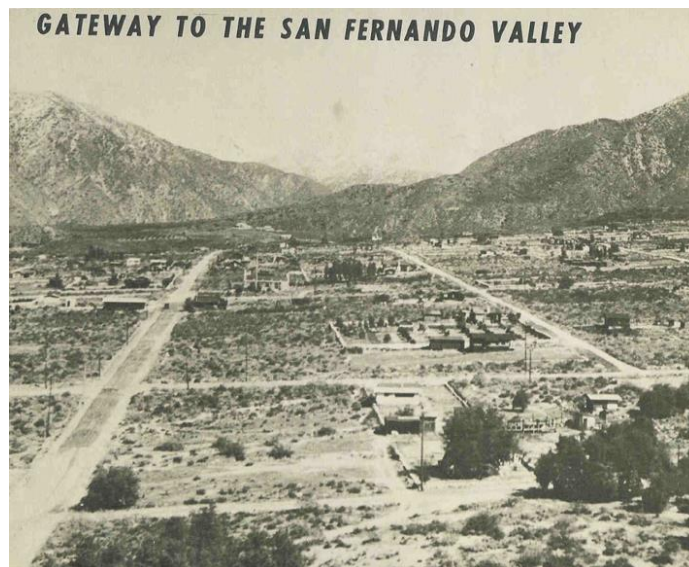
Source: City of Los Angeles, Department of City Planning.

Neighborhood History

Historically, the neighborhood of Sunland-Tujunga belonged to the native Tongva (or Tuhunga) tribe before the arrival of Europeans in the late 18th century. The word “Tujunga” means “old woman’s place” in the native Tongva language and is a reference to Mother Earth in Tongva mythology.³ In the 1800s, Spanish missionaries and settlers established the first settlement of the valley. The present-day neighborhoods of Sunland, Tujunga, and Lake View Terrace were once part of Rancho Tujunga—a 6,661-acre land grant given by the Mexican governor Juan Alvarado in 1840. Sunland developed from a smaller division of the rancho as the community of Monte Vista in 1885.⁴



Image of Bolton Hall on July 13, 1913. Source: Security Pacific National Bank Collection. Courtesy of the Los Angeles Public Library



*The agricultural sites of Sunland and Tujunga.
Source: www.shepdec.com.*

In 1913, a farm cooperative was established in present day Tujunga. It was known as the 'The Little Lands Colony' and its residents referred to as the "Little Landers."⁵ The colony faded by the mid-1920's and during the same time period, Sunland, known then as Monte Vista, was annexed into the City of Los Angeles. In 1932, with much aversion from local resident and poet, John Steven McGroarty, Tujunga followed suit and was annexed into the City of Los Angeles.⁶

Sunland-Tujunga may have started as an agricultural community and a residential retreat for local artists, but between 1950 and 1990, Sunland-Tujunga grew into "a rough-and-tumble haven for leather clad rebels" because of its location to the Angeles National Forest and easy access to enjoyable motorcycle rides.⁷ The biker community has decreased in recent years, however. Our findings show that Sunland-Tujunga is a neighborhood that exhibits a majority Non-Hispanic White community with a large foreign-born population from Iran and Armenia. The majority of households are owner-occupied and inhabited by families. In addition, there is a small economic base in Sunland-Tujunga and the majority of workers commute to outside the area.

According to the Los Angeles Times' Mapping L.A. Project, Sunland and Tujunga are among the lowest density neighborhoods in the City of Los Angeles.⁸ According to Mrs. Cindy Cleghorn, Vice President of Outreach further explained, "these neighborhoods are bedroom communities, there are many single family homes and the communities want to preserve that."



Bolton Hall Musuem. Source: The Little Lander's Historic Society.

Important landmarks in Sunland-Tujunga include Bolton Hall and the McGroarty Building. Bolton Hall was the civic and cultural center of the community dedicated in August 1913 and served for many community activities, town meetings, and church services.⁹ It is currently a historical monument, which celebrates the Little Landers Historical Society.¹⁰ The home of John Steven McGroarty was also built during this period. McGroarty was a Poet Laureate of California who wrote for both, the L.A. Times and The Land of Sunshine, which was a publication of booster Charles Fletcher Lummis. McGroarty was popularly recognized for the production of *The Mission Play*, which represents the historicity of California mission life during the early 1900's (MissionPlay.org). The McGroarty Home was built in 1923 by architect Frank Miller and currently serves as a cultural center that offers art classes and music performances for the community of Sunland-Tujunga.¹¹ In June 2013, the Los Angeles City Council registered the site as a historical-cultural monument. The rich history of Sunland-Tujunga has attracted ranchers, romanticists and health-seekers alike to the secluded nature of the valley and the widespread views of the San Gabriel Mountains and proximity to the Angeles National Forest.

Zoning/Land Use

The proximity of Sunland-Tujunga to the Angeles National Forest inspired the Gateway '76 campaign by a group of local residents. Coining the term in 1971, "Gateway to the Angeles National Forest," the motto was to rebrand Sunland-Tujunga as a recreational community.¹² Although, the plan was never realized, Sunland-Tujunga developed the 1997 Community Plan, which focused on preserving its historic layout and heritage.¹³ Programs within the Community Plan ensured this protection through a series of restrictions to higher density housing and permitting of areas for single-family residential development. Sunland-Tujunga remains as a community for those seeking a more idealistic or secluded lifestyle amid the sprawl of the City of Los Angeles. But, it also speaks to the fact that there is little traffic for businesses. Due to the lack of businesses on the commercial corridors, Sunland-Tujunga is addressing the issue through a rebranding campaign—the "Gateway to the Angeles National Forest." The campaign attempts to lure new businesses and new local tourists into the community for shopping and recreation.

The 1990's ushered in for Sunland-Tujunga a new community plan focused on preserving its historic layout and heritage while providing avenues for commercial and urban development. According to the 1997 Community Plan, "the 1980 Plan designated more than half of the total land area for residential use. The Community Plan encourages the preservation of low-density, single-family areas. Single-family residential neighborhoods should be protected from encroachment by incompatible uses." Programs

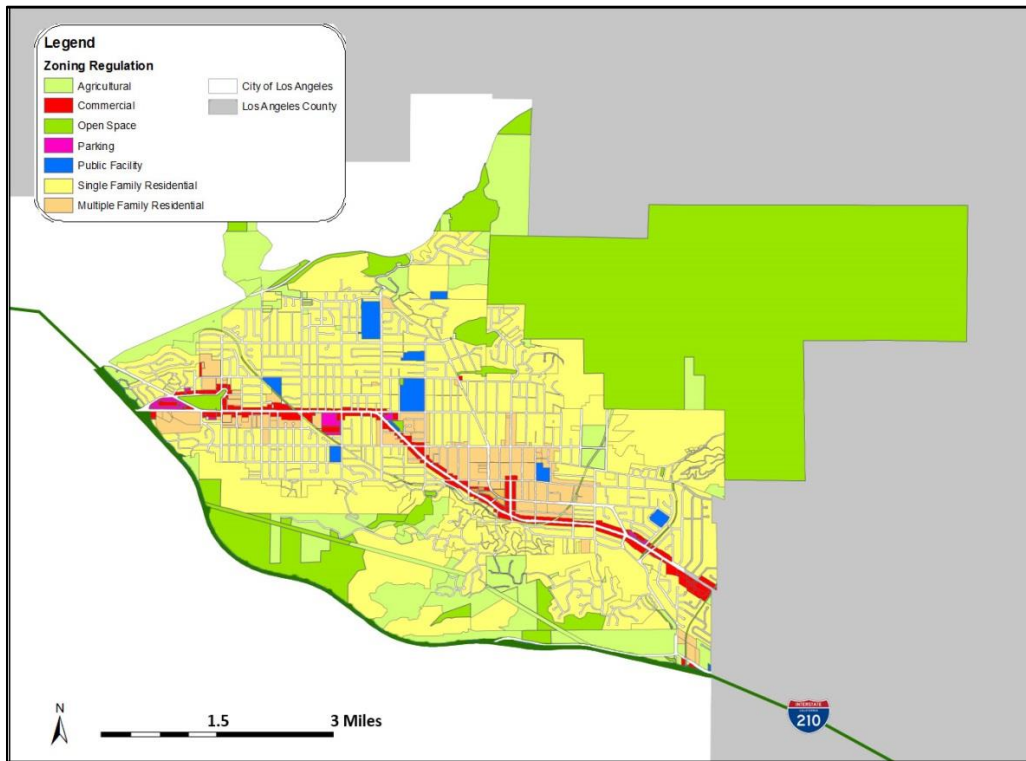
within the Community Plan (CP) ensured this protection through a series of restrictions to higher density housing and the identification and permitting of areas for single-family residential development. The Community Plan also promotes accessibility for senior citizens and people with disability by situating housing near commercial centers and bus routes.

The commercial land use pattern is a strip that runs along Foothill Boulevard. The 1997 Community Plan developed a Community Center along Foothill Boulevard between Langmuir Avenue and Wyngate Street. In keeping with the community's aesthetics, each development must preserve the scale and architecture of the existing design standards. In addition, Commerce Avenue was slated to undergo development to become an arts district.

In 1997, three L.A. Metro bus routes ran through the neighborhoods. To promote more mass transit use, the Community Plan programs called for closer collaboration with L.A. Metro as well as LADOT to provide express buses and in-city para-transit for low-mobility persons. In addition, performance-based measures have been adopted such as Transportation Demand Management (TDM) to provide citizens the incentives to use public transit, ridesharing, modified work schedules, van pools, and bicycling.

Sunland-Tujunga is one of few areas in the City of Los Angeles designated as an equestrian area. Also, the Angeles National Forest makes up a large portion of the neighborhood council. Mt. Lukens, the highest point in the City of Los Angeles is located at the northeastern most corner of Sunland-Tujunga. The Tujunga wash comes down from the mountains and meets the L.A. River in Studio City. Subsequently, much of Sunland-Tujunga is zoned for open space and residential or agricultural use.

Figure 2: Zoning and Land Use Map of Sunland-Tujunga



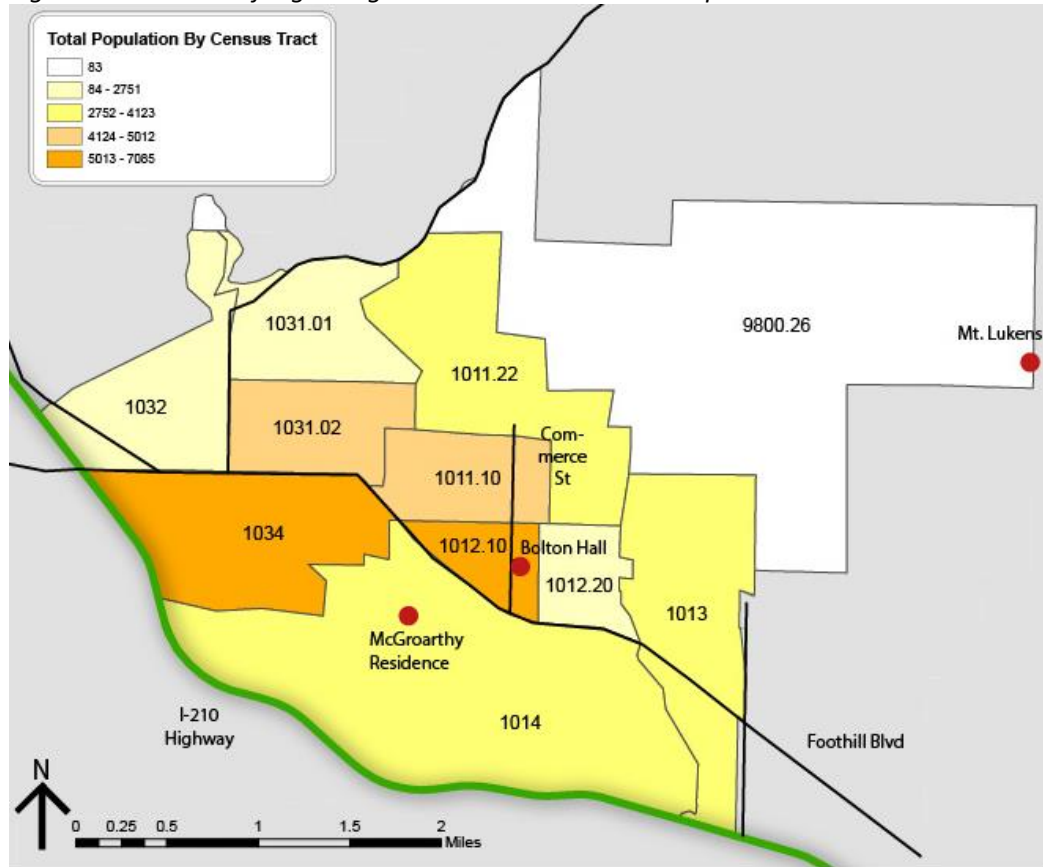
Source: City of Los Angeles, Department of City Planning.

Operational Boundaries into Tract for Analyses

The Sunland-Tujunga Neighborhood Council is composed of 11 tracts within the City of Los Angeles. The tracts were used throughout the process of developing this report. The following tract numbers in Sunland-Tujunga:

1011.10
1011.22
1012.10
1012.20
1013
1014
1031.01
1031.02
1032
1034
9800.26

Figure 3: Sunland-Tujunga Neighborhood Council Tract Map with Historical Landmarks.



Source: 2010 Decennial Census.

NOTE: Tracts 1031.1, 1032, and 9800.26 have all been weighted to compensate for the fact that they are not entirely embodied in the neighborhood council.

PART II

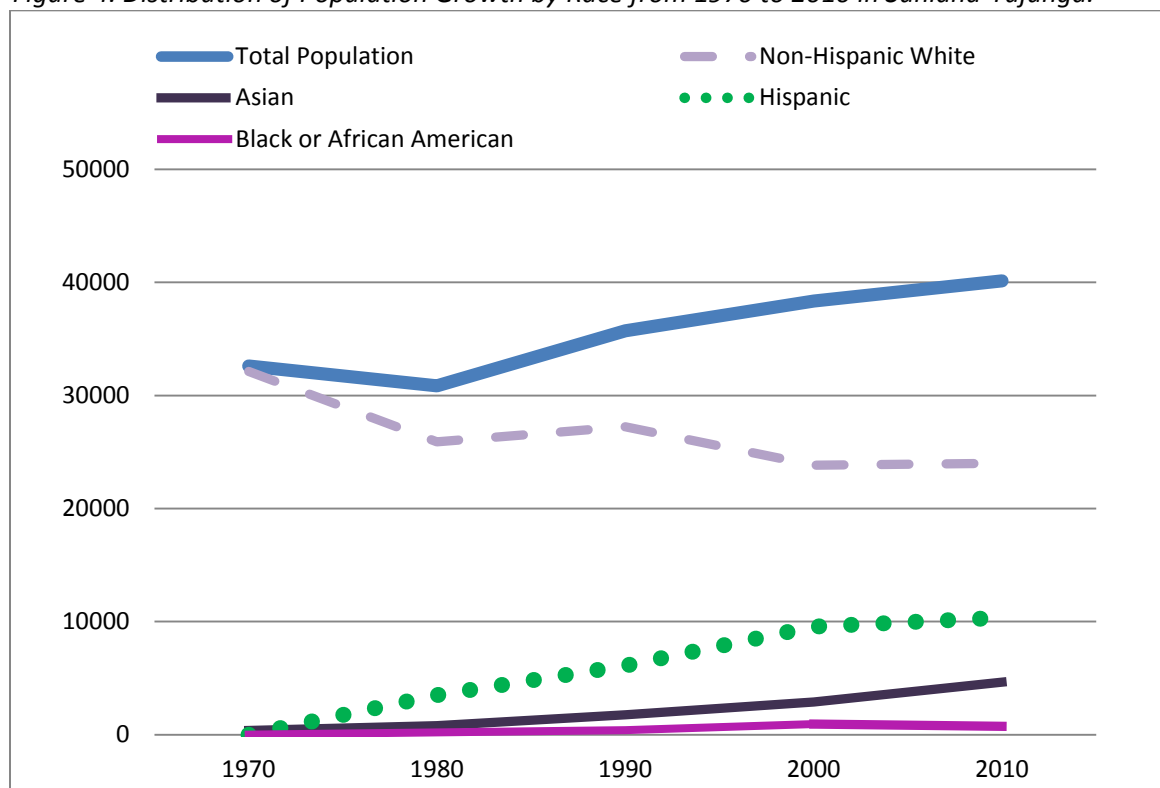
DEMOGRAPHIC ANALYSIS

Demographic analysis is the study of characteristics, dimensions and dynamics of populations. Populations can help determine our political, economic and social characteristics, in addition to determining the constraints and opportunities for future population growth. This section highlights the demographic composition of Sunland-Tujunga based on the population growth, age and gender, race and ethnicity, English language proficiency, foreign-born population and nativity.

Population Growth

Sunland-Tujunga's population grew between 1970 and 2010; however, there was a decrease of the Non-Hispanic White population. During this period, the overall population increased by 7,500 people. Simultaneously, the Non-Hispanic White population decreased by 8,000 people, while the Hispanic and Asian populations have grown significantly.

Figure 4. Distribution of Population Growth by Race from 1970 to 2010 in Sunland-Tujunga.

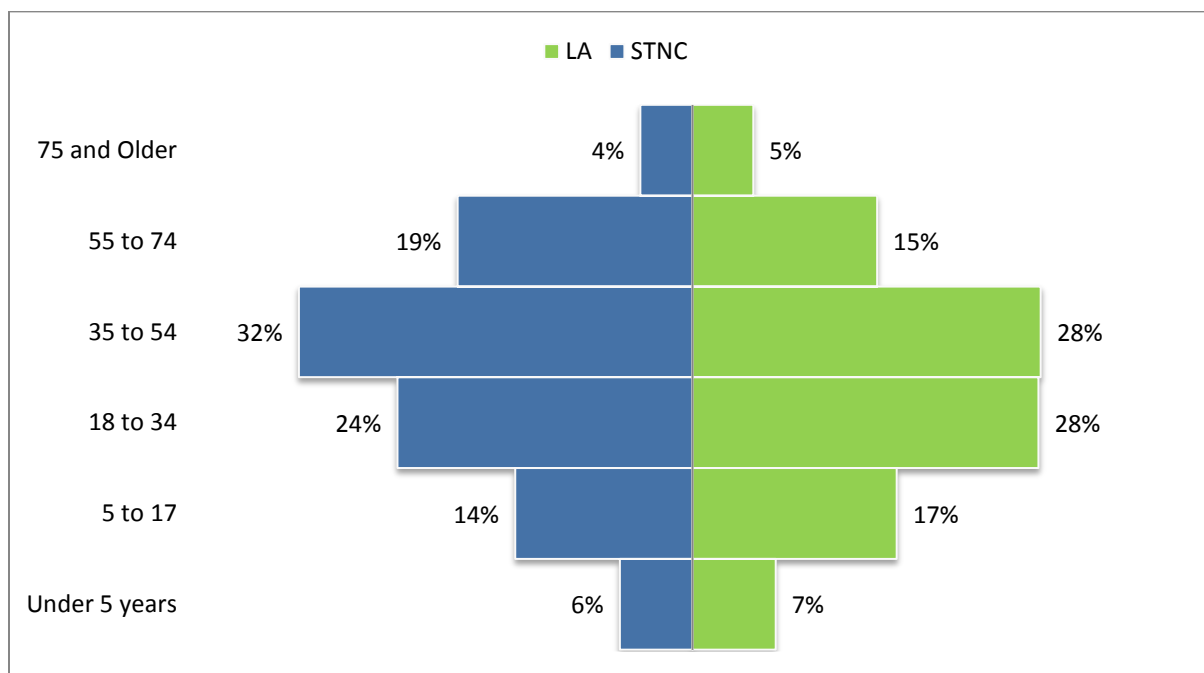


Source: John R. Logan, Zengwang Xu, and Brian Stults. 2012. "Interpolating US Decennial Census Tract Data from as Early as 1970 to 2010: A Longitudinal Tract Database" *Professional Geographer*, forthcoming.

Age

A greater majority of Sunland-Tujunga residents are middle-aged compared to the City of Los Angeles. 55% of Sunland-Tujunga's residents are 35 years or older compared to only 48% in the City of Los Angeles. The percent of individuals in both areas between the ages of 25 and 44 is comparable but, there are more residents over the age of 44 in Sunland-Tujunga than in the City of Los Angeles. This is further demonstrated by the median age in Sunland-Tujunga, which is 38, whereas the median age in Los Angeles is only 34.

Figure 5. Distribution of Age for the City of Los Angeles and Sunland-Tujunga.



Source: ACS 5-Year 2007-2011. Table S0101.

Gender

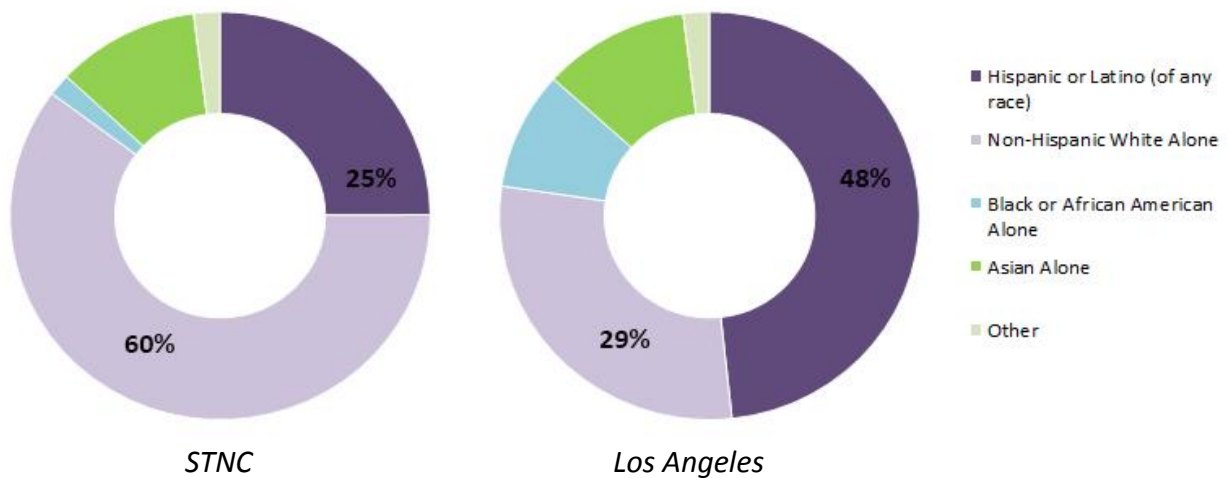
The breakdown of male and female individuals in Sunland-Tujunga and the City of Los Angeles are very similar. Sunland-Tujunga has 98 men for every 100 women and the City of Los Angeles has 99 men for every 100 women.

Race and Ethnicity

The racial composition of Sunland-Tujunga is less diverse than in the City of Los Angeles. Non-Hispanic whites make up 60% of the population in Sunland-Tujunga, which is just over twice the rate of Non-Hispanic Whites in the City of Los Angeles. Additionally, 48% of the City of Los Angeles identifies as Hispanic or Latino compared to the same demographic in Sunland-Tujunga, which is only 25%.

It is also significant to note that Sunland-Tujunga has a marginal Black or African American population. Only 1% of Sunland-Tujunga's population is Black or African American compared to 9% in the City of Los Angeles.

Figure 6. Race and Ethnicity in the City of Los Angeles and Sunland-Tujunga



Source: ACS 5-Year Estimates, 2007-2011. Table DP05.

English Language Proficiency

Sunland-Tujunga and Los Angeles have similar rates of English Proficiency and Low English Proficiency (LEP). Of the entire population over the age of 5, 74% are proficient in English in Sunland-Tujunga whereas only 70% are English Proficient in the City of Los Angeles. Of the people who are English Proficient in Sunland-Tujunga, 62% are English Only speakers compared to 57% in the City of Los Angeles. In correlation, Sunland-Tujunga is 26% LEP compared to 30% in the City of Los Angeles. In addition, 42% of LEP individuals in Sunland-Tujunga speak Armenian; this is significantly higher than the City of Los Angeles where only 3% of LEP individuals speak Armenian. In contrast, the vast majority of LEP individuals in the City of Los Angeles speak Spanish.

Compared to the City of Los Angeles, there are fewer foreign-born individuals in Sunland-Tujunga who are LEP. Only 22% of foreign-born in Sunland-Tujunga are LEP compared to almost 27% in the City of Los Angeles.

Figure 7. English Language Proficiency and Rate of Language Spoken at Home by Low English Proficiency (LEP) Speakers in the City of Los Angeles and Sunland-Tujunga.

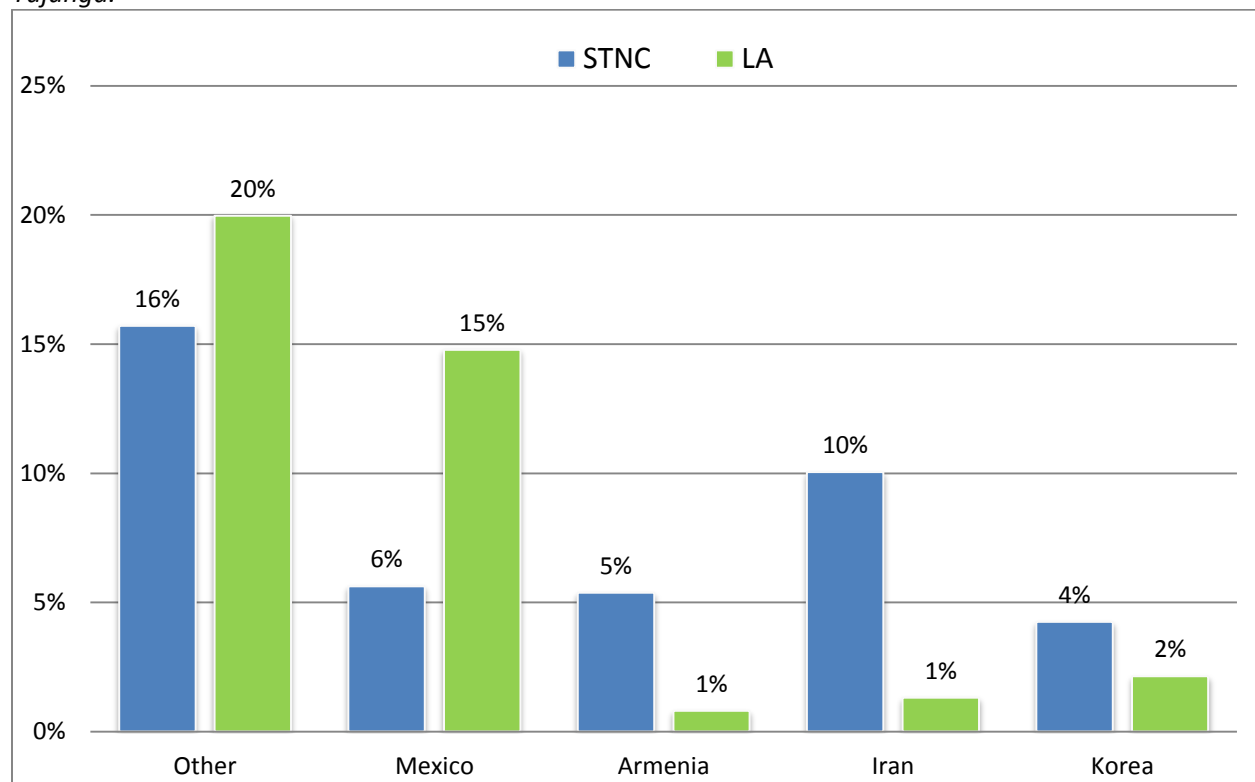
	STNC	LA
English Proficiency	74%	70%
English Only	46%	40%
Bilingual	28%	30%
Low English Proficiency	26%	30%
Rate of Language Spoken at Home by Low English Proficiency Speakers		
Spanish	30%	75%
Armenian	42%	3%
Korean	13%	6%
Other	14%	16%

Source: ACS 5-Year Estimates, 2007-2011. Table B16001

Foreign-Born

Sunland-Tujunga and the City of Los Angeles have comparable rates of foreign-born populations. Although there is only a 2 percentage point difference between the rates of foreign born in Sunland-Tujunga and Los Angeles, there is great variety with respect to their nations of birth. Mexican-born individuals only represent 14% of the foreign born population in Sunland-Tujunga, whereas, 37% of the foreign born population in the City of Los Angeles was born in Mexico. Additionally, Iranian and Armenian individuals compose 38% of the foreign born population in Sunland-Tujunga, but in the City of Los Angeles the combination of Iranian and Armenian foreign born populations compose just 5% of the foreign born populations.

Figure 8. Distribution of Foreign-Born Population by Selected Race in the City of Los Angeles and Sunland-Tujunga.



Source: ACS 5-Year Estimates, 2007-2011. Table DP02. B05006.

Nativity By Language Spoken At Home

Compared to the City of Los Angeles, there are fewer foreign-born individuals in Sunland-Tujunga who are LEP. Only 22% of foreign-born in Sunland-Tujunga are LEP compared to almost 27% in the City of Los Angeles.

Household Type

Figure 9: Number of Persons Living in Households by Total Households in the City of Los Angeles and Sunland-Tujunga.

Number of People	1 person	2 people	3 people	4 people	5 people or more
Total Households					
SUNLAND-TUJUNGA	21%	33%	19%	17%	10%
LA	30%	28%	15%	14%	14%
Family Households					
SUNLAND-TUJUNGA	-	36%	26%	24%	14%
LA	-	34%	23%	22%	22%
Non-Family Households					
SUNLAND-TUJUNGA	72%	24%	3%	0%	1%
LA	77%	19%	3%	1%	1%

Source: ACS 5-year, 2007-2011. Table B11016.

Family households represent the majority of household types in Sunland-Tujunga. There are 70% of family households in Sunland-Tujunga, whereas, 61% of households in the City of Los Angeles are family households. Additionally, 74% of family households in Sunland-Tujunga are occupied by married couple families, which is high compared to the 64% of family households in the City of Los Angeles occupied by married couples. Correspondingly, there are fewer individuals in Sunland-Tujunga over the age of 16 who have never been married than in the City of Los Angeles, 32% and 43% respectively. Of the total households in Sunland-Tujunga, only 21% of households are occupied by only 1 person compared to 30% of households in the City of Los Angeles.

PART III

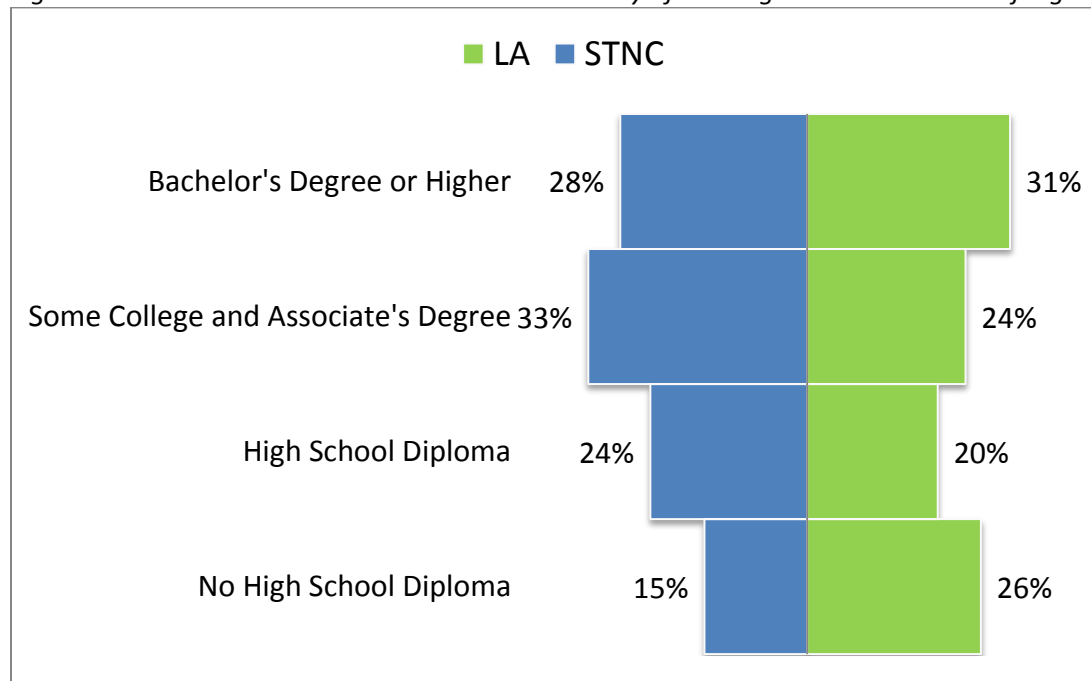
SOCIOECONOMIC CHARACTERISTICS

Socioeconomic analysis examines economic outcomes based on a city's demographic trends. As a result, socioeconomic status defines the individual and the collective quality of life. This section highlights the socioeconomic composition of Sunland-Tujunga based on the following: (1) human capital that explores educational attainment; (2) the labor market status, such as Labor Force Participation Rate (LFPR), Unemployment Rate, Full-time, Full-Year Workers, and Earnings; and (3) analysis of socioeconomic data such as the median household income; percentage of those living in poverty; and the use of public programs.

Human Capital (Educational Attainment)

A larger percentage of the Sunland-Tujunga population have Some College and Associate's degree compared to the population in the City of Los Angeles. There is 33% of Sunland-Tujunga's neighborhood that has Some College and Associate's degree compared to 24% of the population in the City of Los Angeles. In addition, a larger percentage of the City of Los Angeles population does not have a high school diploma (27%) compared to the Sunland-Tujunga population where only 15% does not have a high school diploma.

Figure 10: General Educational Attainment in the City of Los Angeles and Sunland-Tujunga



Source: ACS 5-Year 2007-2011. Table S1501.

Race may contribute to these differences. The percentage of White Alone population who have a Bachelor's degree or higher is less than half that of the White Alone population in the City of Los Angeles. Hispanics in Sunland-Tujunga have a wider distribution of educational attainment, with more attaining a Bachelor's degree or higher than in The City of Los Angeles.

Labor Market Status

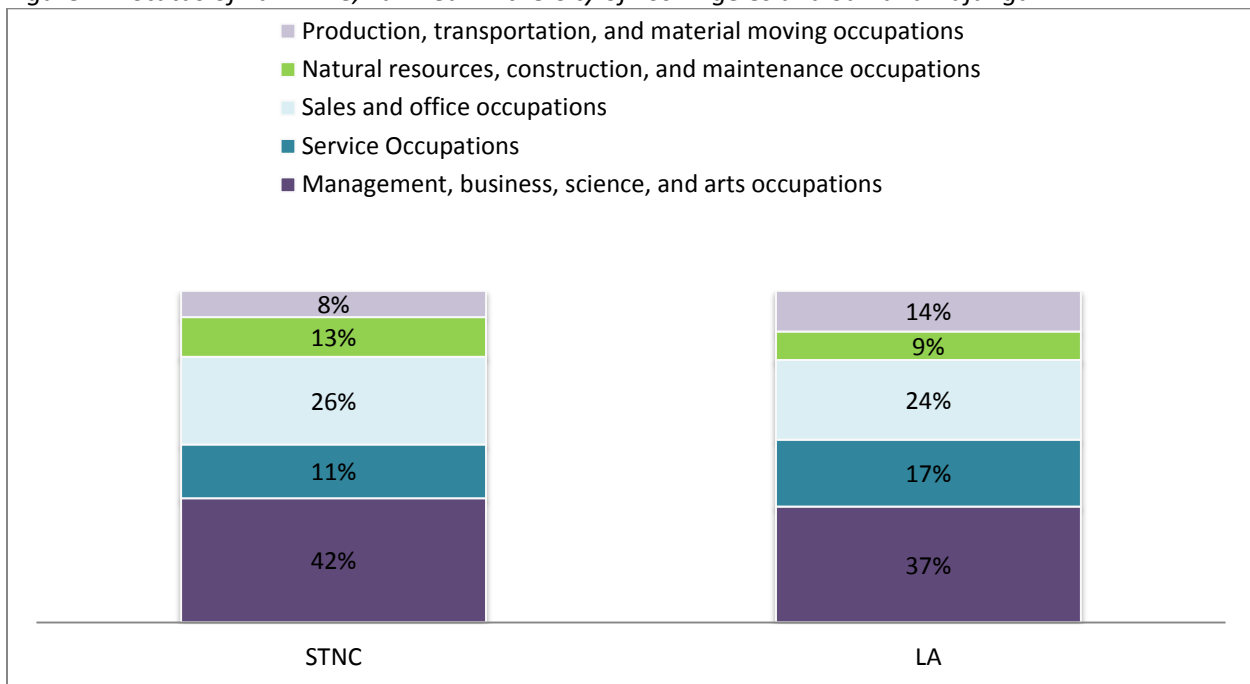
The labor market status examines the total population within the Sunland-Tujunga Neighborhood Council tracts and identifies the working age, of those not in the labor force and those who are currently in the labor force. This section is divided into four categories, including the Labor Force Participation Rate (LFPR); Unemployment Rate; Full-Time, Full-Year; and Earnings.

Labor Force Participation Rate (LFPR) and Unemployment Rate

Sunland-Tujunga and the City of Los Angeles have an equal Labor Force Participation Rate (LFPR) of 66%. The unemployment rate in Sunland-Tujunga is 8% compared to 10% in the City of Los Angeles. Though the labor force participation rates are the same in both areas, there is variation in class of occupation for full-time full-year employment between Sunland-Tujunga the City of Los Angeles.

Full-Time, Full-Year

Figure 11: Status of Full-Time, Full-Year in the City of Los Angeles and Sunland-Tujunga



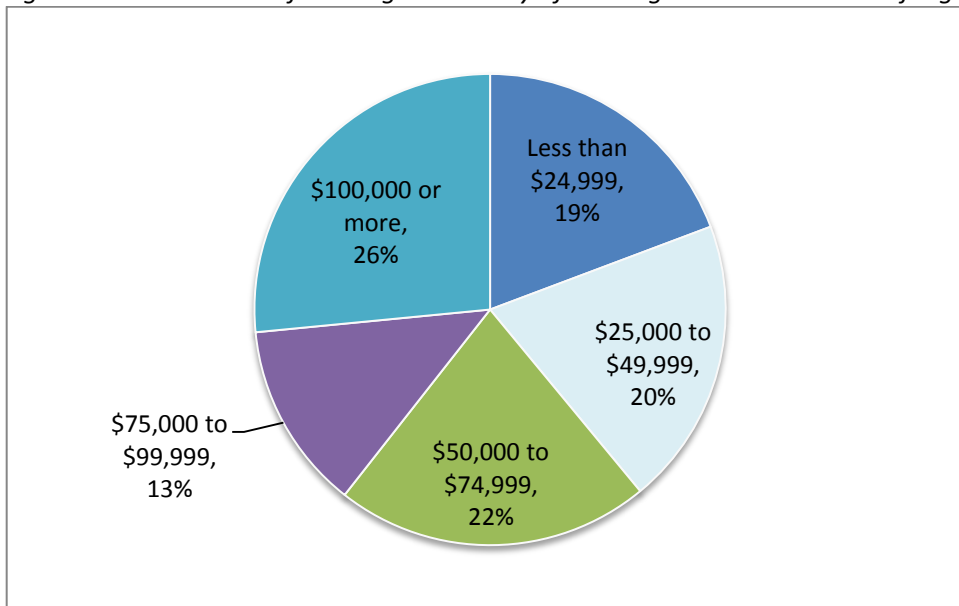
Source: ACS 2007-2011. Table C24020.

The industry of management, business, and science and art occupations is relatively dominant throughout Sunland-Tujunga and the City of Los. Males employed in the Natural resources, construction and maintenance occupations is higher in Sunland-Tujunga (13%) compared to males in the City of Los Angeles (8%), at a difference of five percentage points. Although, females in Sunland-Tujunga occupy 15% of the workforce in sales and office occupations, the distribution of employment is higher for males (57%) combined in Sunland-Tujunga compared to females, and nearly 3/5 of the males are employed in the City of Los Angeles.

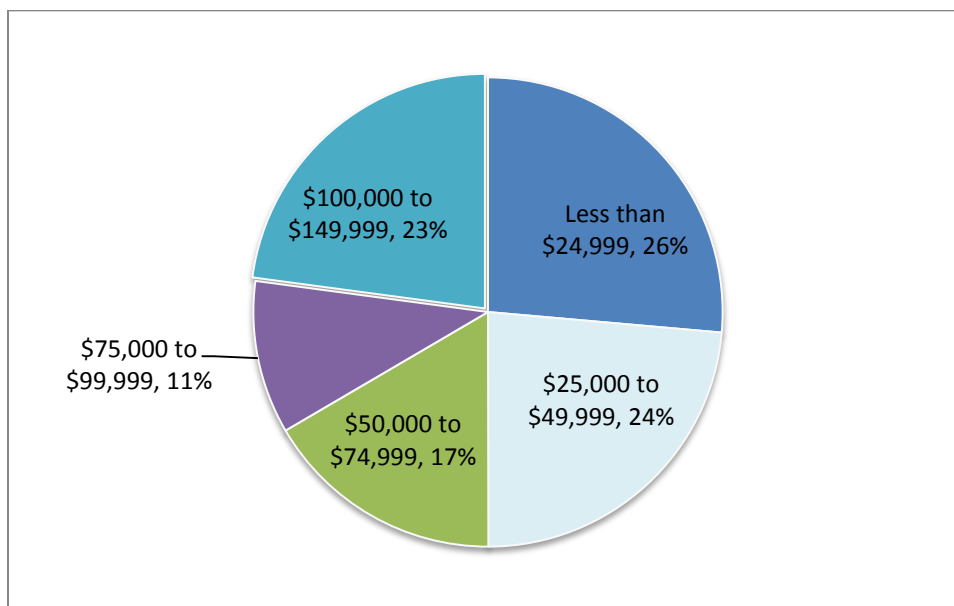
Earnings and Income

These data are based on income per household. They reveal that there is a high rate of 'low-income' earners in the City of Los Angeles compared to Sunland-Tujunga; for example, 8% earn less than \$10,000 per year in the City of Los Angeles compared to 5% in Sunland-Tujunga. In addition, the proportion of high-income earners is relatively higher in Sunland-Tujunga at 22%, whereas, the City of Los Angeles has 17% of households that earn '\$50,000 to \$74,999.'

Figure 12. Distribution of Earnings in the City of Los Angeles and Sunland-Tujunga



Sunland-Tujunga. Source: ACS 5-Year Estimates, 2007-2011. Table DP03.

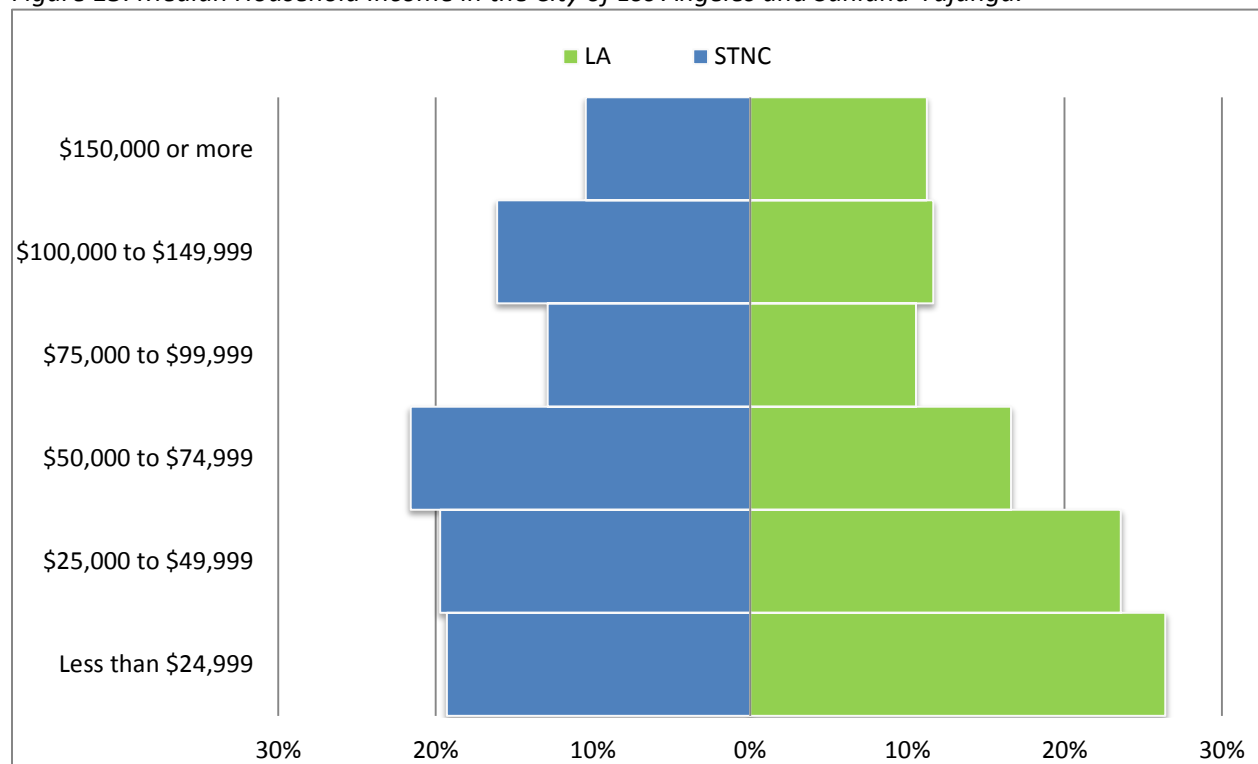


City of Los Angeles. Source: ACS 5-Year Estimates, 2007-2011. Table DP03.

Income (Median Household Income)

The median household income in Sunland-Tujunga is greater than the median income in the City of Los Angeles. Sunland-Tujunga has a median household income of \$62,499; this is about \$12,500 above the City of Los Angeles median income. About 50% of Sunland-Tujunga's households earn an income between \$35,000 and \$100,000. Correspondingly, Sunland-Tujunga households are less likely to fall outside of this range and there is less income inequality than in Los Angeles where 6% of households earn more than \$200,000 and only 40% of households earn between \$35,000 and \$100,000.

Figure 13: Median Household Income in the City of Los Angeles and Sunland-Tujunga.

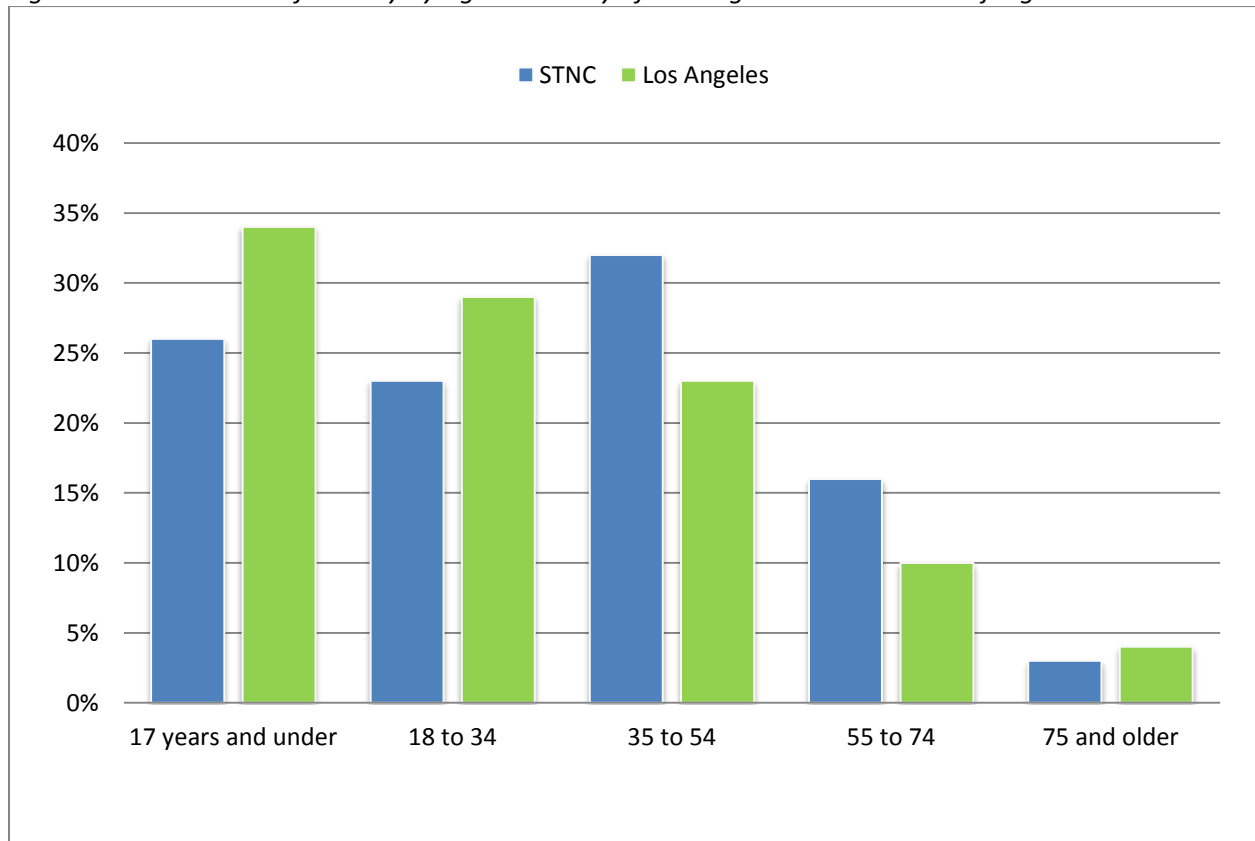


Source: ACS 2007-2011. Table DP03.

Poverty

The population in Sunland-Tujunga has a low percent of income earners who earn below the poverty threshold. In Sunland-Tujunga, 12% of the population earns an annual income below the poverty threshold. This is relatively low compared to the City of Los Angeles where 20% of residents live below the poverty threshold.

Figure 14: Distribution of Poverty by Age in the City of Los Angeles and Sunland-Tujunga.



Source: ACS 2007-2011. Table:B17001.

The demographic composition of those who live in poverty in Sunland-Tujunga varies from the City of Los Angeles as well. In Sunland-Tujunga, 60% of individuals in poverty are female, which is higher than the 54% of females in the City of Los Angeles. Additionally, with respect to age, only 26% of those living in poverty in Sunland-Tujunga are 17 years old and younger versus the 34% of the population in the City of Los Angeles. Poverty remains relatively high among adults between the ages of 45 and 64 in Sunland-Tujunga at 30%, which is nearly twice that of the same age group in the City of Los Angeles.

Public Programs

Although 12% of the population in Sunland-Tujunga lives below the poverty threshold, only 5% of individuals receive these benefits. This is relatively low when considering that eligibility is based on poverty, but comparable to SNAP recipients in the City of Los Angeles where only 7% of the population receive these benefits. Almost half of those who live in poverty in Sunland-Tujunga participate in this program, compared to the City of Los Angeles where less than one-third of those in poverty participate in the program.

Another aspect of public programs is social security, which is a supplemental security income for those over the age of 65 with a limited income. About 20% of the populations in both Sunland-Tujunga and the City of Los Angeles have incomes assisted by the Supplemental Security Income (SSI). Considering the high rate of poverty in the City of Los Angeles with individuals 17-years and under and the comparatively high rate of poverty of individuals between the ages of 45-64 in Sunland-Tujunga, neither group is eligible to take advantage of this program.

PART IV

HOUSING & TRANSPORTATION CHARACTERISTICS

Housing and transportation characteristics examine the patterns of expenditures and related behavior of a population.

Applied economics informs us that the relationship between housing and transportation expenditures is inherently linked to the value of land. In a typical urban metropolitan area where most jobs are centrally located, the value of land is more expensive the closer the land is located to job centers. In some instances, households will pay more to live in urban metropolitan areas due to the low costs of amenities such as automobile ownership and accessibility to a range of transit choices. On the other hand, one might accept the cost of commuting to work to receive the benefits of living outside of urban metropolitan area where there an opportunity to own more land due to its lesser value.

The Land Use Committee and Design Advisory Committee (DAC) in Sunland-Tujunga serve to address the various issues pertaining to land use and transportation concerns. Furthermore, Sunland-Tujunga follows several design and land-use manuals, including the Sunland-Tujunga Community Plan, the Foothill Boulevard Corridor Specific Plan (FBCSP), the Scenic Preservation Plan Ordinance for San Gabriel/Verdugo Mountains, and the Oak Tree/Protected Tree Ordinance. In addition, Sunland-Tujunga has several policies including the SB 1818 State Bonus Density Law, small lot subdivision ordinance and the Tujunga Canyon Boulevard Transportation Study to work with representatives in the community to promote housing and transportation standards.

This section is composed of a two-part analysis that examines the housing and transportation characteristics. First, this section will explore the housing value and their characteristics, including residential mobility, housing burdens, housing tenure and renter costs, and housing values. These data assess the year households were built in comparison to the year householder moved into the dwelling units. Second, this section will explore a variety of transportation characteristics to provide a comprehensive understanding of our built environment.

Housing Tenure

Figure 15. Tenure for Total Households by Age of Householder in the City of Los Angeles and Sunland-Tujunga.

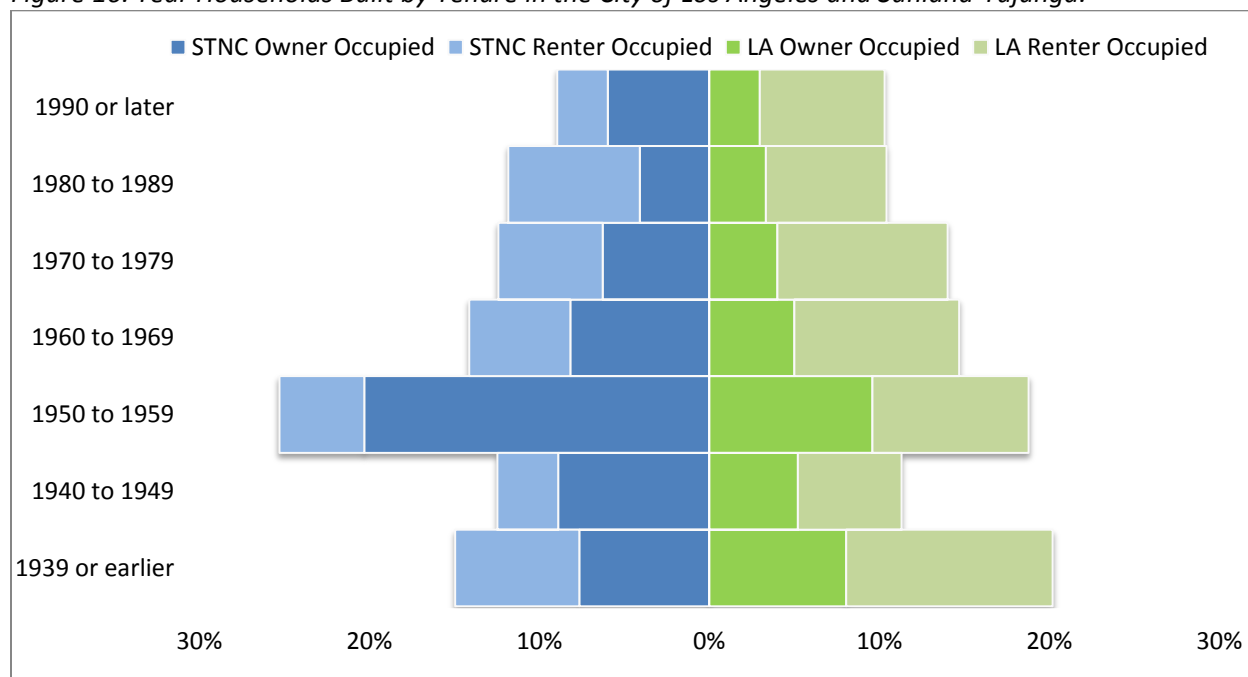
	Sunland-Tujunga	Los Angeles
Total Owner Occupied Housing	61%	38%
Owner-Occupied Householder Age		
15 to 34 years	11%	9%
35 to 64 years	71%	65%
65 years and over	18%	27%
Total Renter-Occupied Housing	39%	62%
Renter-Occupied Householder Age		
15 to 34 years	25%	34%
35 to 64 years	61%	54%
65 years and over	14%	12%

Source: ACS 5-year Estimates, 2007-2011. Table B25007

The majority of householders own their housing units in Sunland-Tujunga compared to the City of Los Angeles. In Sunland-Tujunga, 61% of householders own their housing units, whereas, the City of Los Angeles have only 38% of householders own their housing units. Notably, the distribution of owner-occupied units across age groups reveals a younger homeowner population in Sunland-Tujunga than in the City of Los Angeles. In the City of Los Angeles, 34% of householders between the ages of 15 and 34 are renters, which is 9 percentage points higher than in Sunland-Tujunga.

Year Households Built

Figure 16. Year Households Built by Tenure in the City of Los Angeles and Sunland-Tujunga.

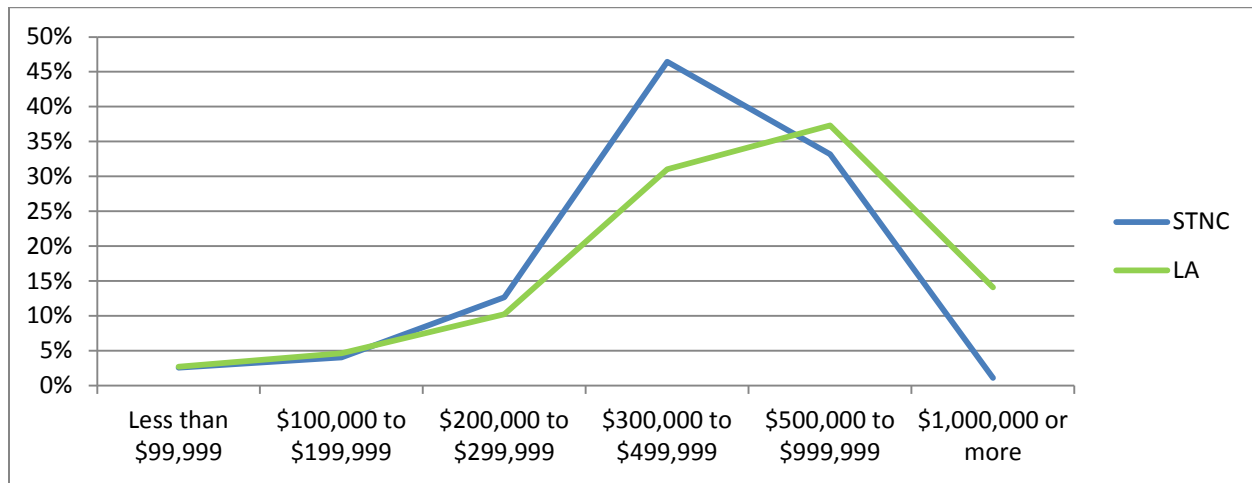


Source: ACS 5-Year, 2007-2011. Table B25036.

There is a wide array of housing stock built during the so-called era of the “Roaring ‘20s,” in which followed the arrival of many Easterners and Midwesterners. Although, this migrant population spread throughout the City of Los Angeles, there were only 15% of household structures in Sunland-Tujunga built before 1939, compared to 20% of total household structures that were built before 1939 in the City of Los Angeles. In addition, 25% of household structures in Sunland-Tujunga were built between 1950 and 1959, whereas only 19% of homes in the City of Los Angeles were built during that time.

Household Value

Figure 17. Distribution of Household Value in the City of Los Angeles and Sunland-Tujunga.

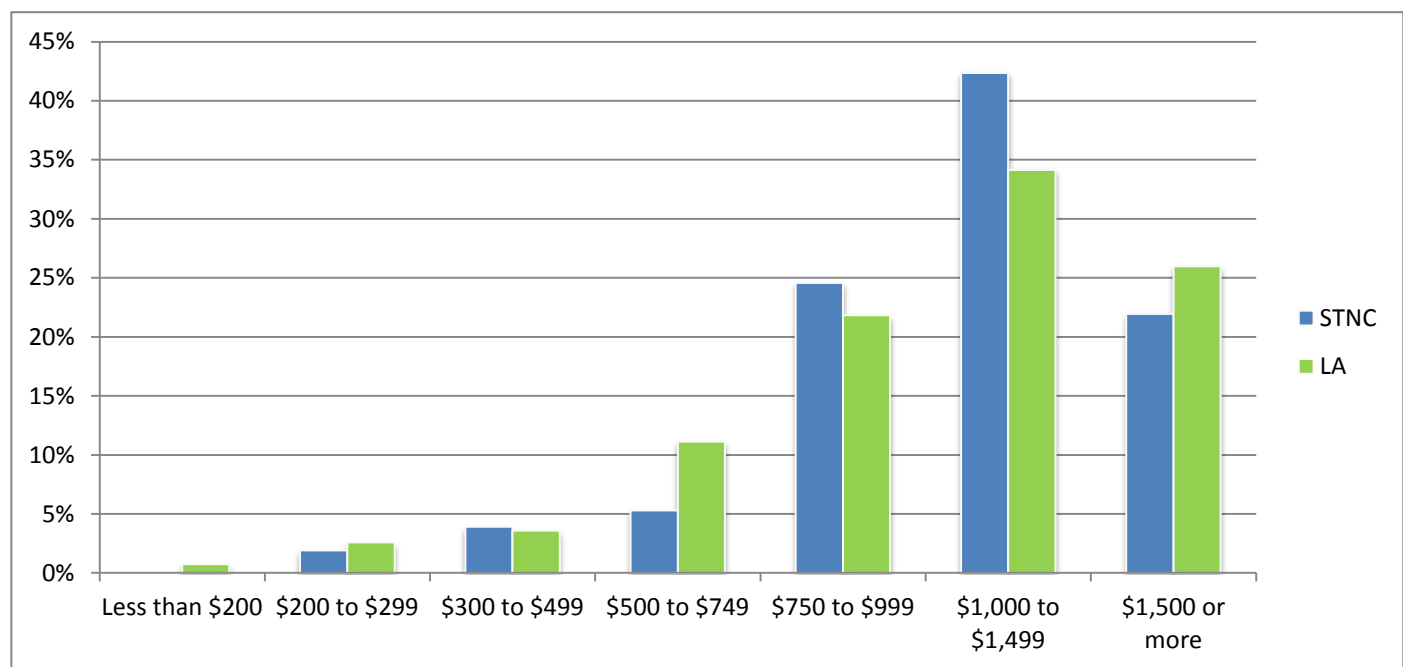


Source: ACS 5-Year Estimates, 2007-2011. Table B25075.

The median household value in Sunland-Tujunga is less than the City of Los Angeles. In Sunland-Tujunga, the median household value is \$432,254, whereas, the median household value of \$513,600. in the City of Los Angeles. Additionally, the City of Los Angeles has 10 percentage points more homes valued over \$1 million than Sunland-Tujunga. However, household value does not reflect household size. In Sunland-Tujunga, over half of households have between 5 and 7 rooms, whereas, about half of the households in the City of Los Angeles have 2 to 4 rooms.

Renter Costs

Figure 18. Distribution of Gross Rent in the City of Los Angeles and Sunland-Tujunga.



Source: ACS 5-Year, 2007-2011. Table DP04.

Although the City of Los Angeles has a higher median household value than Sunland-Tujunga, the median rent in Sunland-Tujunga and the City of Los Angeles is relatively similar. Median rent in Sunland-Tujunga is \$1139, which is only \$12 higher than the City of Los Angeles at \$1127. In Sunland-Tujunga, 64% of renters pay more than \$1000 in gross rent, compared to 60% of renters in the City of Los Angeles who pay over \$1000 in gross rent.

Housing Burden

Our data reveals that there is an extreme housing burden affecting persons in lower-income brackets. Both, Sunland-Tujunga and the City of Los Angeles reflect households with less than an annual income of \$50,000 facing extreme housing burden.

The rates of housing burden in both Sunland-Tujunga and the City of Los Angeles are at 49%. Renter-occupied household units experiencing housing burden is only one percentage point different between Sunland-Tujunga and the City of Los Angeles, at 58% and 57% respectively.

Residential Mobility

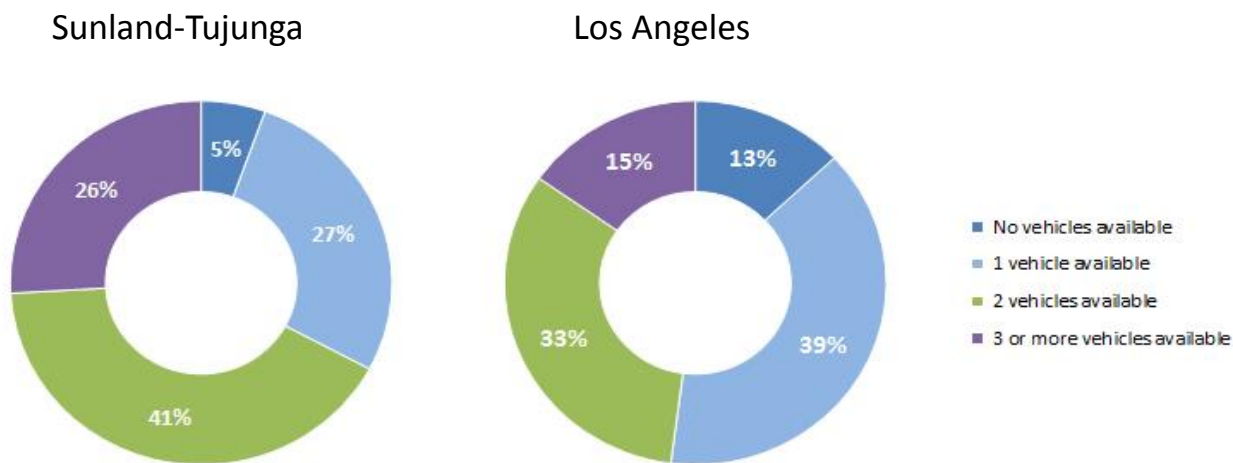
The timeline of tenants settling into their residences in Sunland-Tujunga has more variation from the City of Los Angeles. Nearly half of all tenants in Sunland-Tujunga moved into their current residences between 1990 and 2004. In 2005 and later, only 33% of current tenants moved into their residences. This is in contrast to the City of Los Angeles where 42% of all tenants moved into their current residences in 2005 or later.

Residential mobility was low in Sunland-Tujunga and the City of Los Angeles from 2010-2011. The population who lived in the same house within the last year is 92% in Sunland-Tujunga and 86% in the City of Los Angeles. The percent of stationary residents was higher in Sunland-Tujunga than in the City of Los Angeles by 6 percentage points.

Commuting Characteristics

There are three bus routes that run throughout Sunland-Tujunga. L.A. Metro 90/91 begins in downtown Los Angeles and ends in Sylmar, with a route that passes through Glendale, Sunland, and Lakeview Terrace. L.A. Metro 169 runs from West Hills to Sunland, with a route that passes through Reseda, Van Nuys, and North Hollywood. In addition, LA Metro 290, is a North Valley local bus. From the core of Sunland-Tujunga at Foothill Boulevard and Mt. Gleason to Olive View Medical Center in Sylmar, L.A. Metro 290 runs a length of only 11 miles and according to LA Metro, the 290 only sees just over 1000 passengers a day. In addition, 11% of the population in the City of Los Angeles uses public transportation as their primary means of commuting. Only 2% of individuals in Sunland-Tujunga use public transportation to commute to work. Overwhelmingly, 81% of the workers over the age of 16 in Sunland-Tujunga drive alone to work. As a corollary, car ownership in Sunland-Tujunga is very high: 67% of households in Sunland-Tujunga own 2 or more vehicles. This is nearly 20 percentage points more than the City of Los Angeles where only 48% of households own 2 or more vehicles.

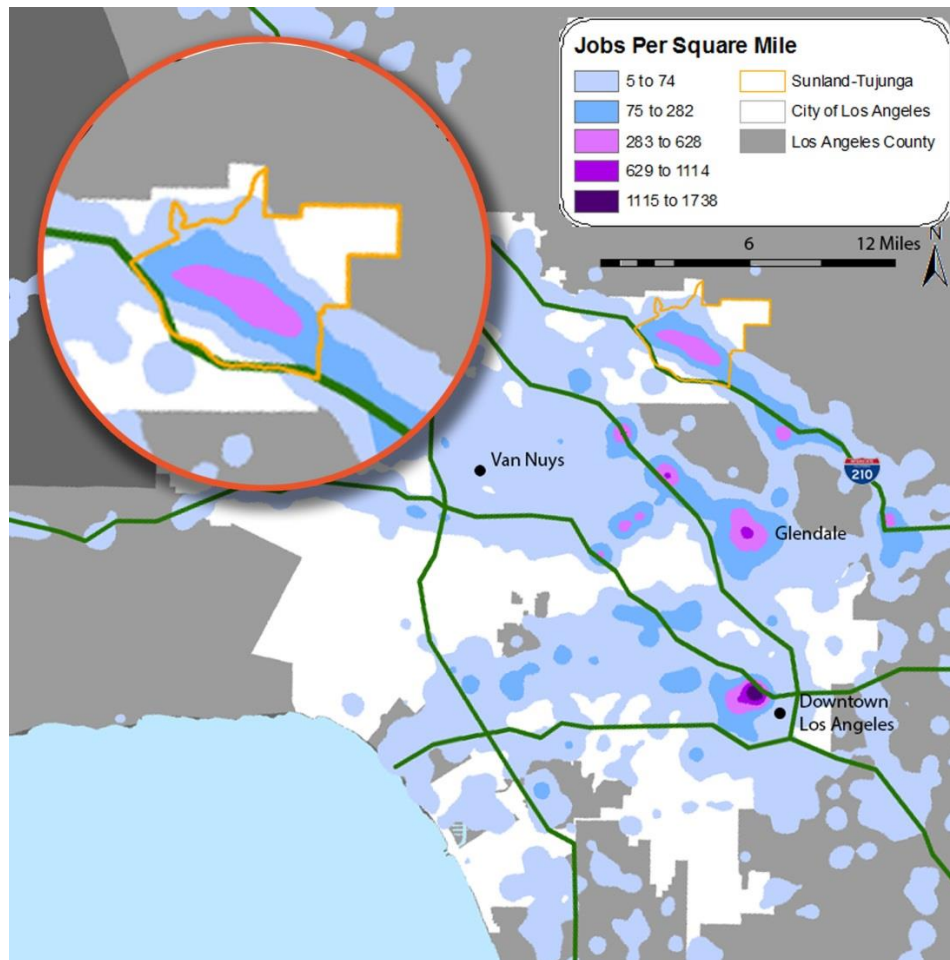
Figure 19. Vehicle Ownership in the City of Los Angeles and Sunland-Tujunga.



Source: ACS 5-Year Estimates, 2007-2011. Table DP04.

Workers in Sunland-Tujunga have a comparable travel time to work as the rest of the City of Los Angeles, though on average their commutes are slightly longer. Twenty-three percent of workers in Sunland-Tujunga have a 45-minute or longer commute, which is just three percentage points more than the City of Los Angeles. 19% of the working population in the City of Los Angeles have a commute travel- time of less than 14 minutes compared to only 14% of the workers Sunland-Tujunga.

Figure 20: Number of Jobs per Square Mile in the City of Los Angeles.



Source: U.S. Census Bureau. 2013. LODES Data. Longitudinal-Employer Household Dynamics Program. Accessed on November 14, 2013. Retrieved from: <http://lehd.ces.census.gov/applications/help/onthemap.html>.

PART V

NEIGHBORHOOD ECONOMIC BASE

The neighborhood economic base evaluates the demographics, socioeconomic trends, and housing and transportation characteristics of both, Sunland-Tujunga and the City of Los Angeles. This section examines three characteristics: recent employment trends and spatial patterns, characteristics of jobs, and the spatial location of job holders.

Recent Employment Trends & Spatial Patterns

Although there was a significant job growth in Sunland-Tujunga between 2002 and 2011, the economic base in the neighborhood remains relatively small compared to the City of Los Angeles. During this period, the number of jobs in Sunland-Tujunga grew from 3,647 to 5,866, an overall increase of 61%. However, the City of Los Angeles has a jobs-to-worker ratio of approximately 1:1, whereas, the ratio of jobs-to-worker in Sunland-Tujunga is 1:4. The spatial pattern of job holders shows that only 6% of the 22,000 workers in Sunland-Tujunga are also job holders in the area. In contrast, over half of the job holders in the City of Los Angeles live within the city's boundaries.

Figure 21 .Employment Trends and Spatial Patterns between 2002 and 2011 in the City of Los Angeles and Sunland-Tujunga.

	2002	2005	2008	2011
Sunland-Tujunga				
Employed in the Selection Area	3,647	3,590	4,976	5,866
Employed in the Selection Area but Living Outside	80%	80%	74%	77%
Employed and Living in the Selection Area	20%	21%	26%	23%
Los Angeles				
Employed in the Selection Area	1,324,623	1358925	1384037	1492099
Employed in the Selection Area but Living Outside	48%	47%	46%	45%
Employed and Living in the Selection Area	52%	53%	54%	55%

Source: U.S. Census Bureau. 2013. LODES Data. Longitudinal-Employer Household Dynamics Program. Accessed on November 14, 2013. Retrieved from: <http://lehd.ces.census.gov/applications/help/onthemap.html>.

Job Holder Commuting Distances

Job holders in Sunland-Tujunga commute shorter distances to work compared to job holders in the City of Los Angeles. In 2011, 56% of job holders in Sunland-Tujunga traveled 10 miles or less to work. This commute pattern is less prevalent in the City of Los Angeles where only 47% of job holders commuted 10 miles or less.

City of Residence for Job Holders

Overall, the majority of job holders in Sunland-Tujunga reside outside of the neighborhood. Eleven percent of job holders in Sunland-Tujunga live in the City of Glendale compared to only 2% of job holders in the City of Los Angeles. This number nearly doubled between 2002 and 2011 in Sunland-Tujunga; however, job holders in the City of Los Angeles who commute from Glendale has remained steady at 2% during this time. In addition, 55% of job holders in Sunland-Tujunga live in the City of Los Angeles, whereas only 45% of job holders in the City of Los Angeles live there.

Characteristics of Jobs

Jobs in Sunland-Tujunga are more likely to have 'low-wage' jobs in the City of Los Angeles. In 2011, 48% of jobs in Sunland-Tujunga were \$1,250 or less per month compared to only about a fifth of jobs in City of Los Angeles in this category. There are more jobs in the City of Los Angeles that have wages, \$3,333 or above, at 39%, compared to only 17% in Sunland-Tujunga.

Figure 22. Distribution of Job Wages in the City of Los Angeles and Sunland-Tujunga.

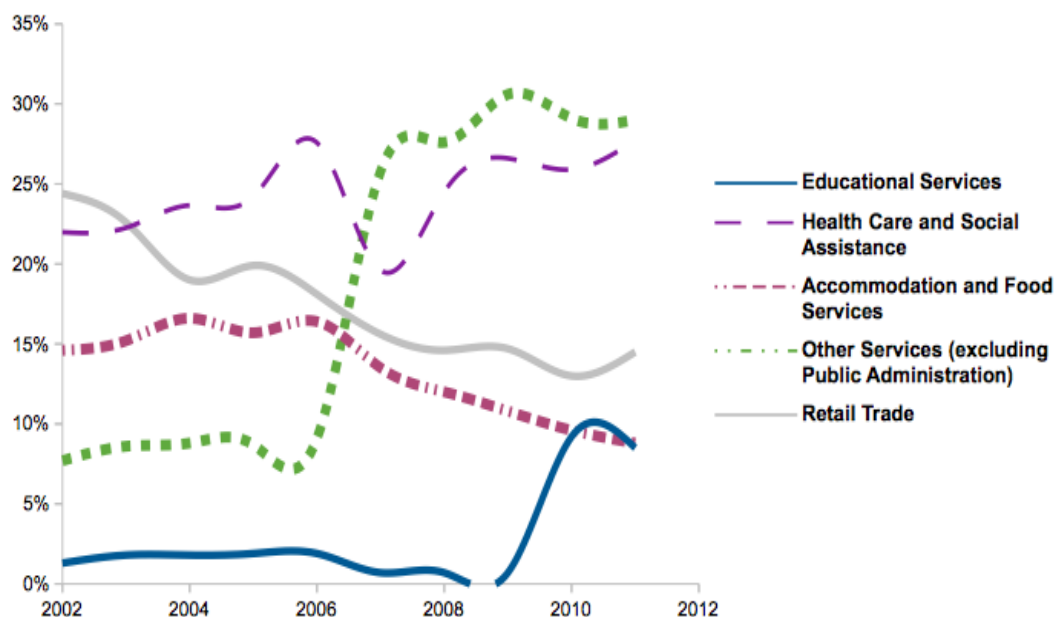
	STNC	LA
\$1250 per month or less	48%	22%
\$1251 to \$3333 per month	35%	39%
More than \$3333 per month	17%	39%

Source: U.S. Census Bureau. 2013. LODES Data. Longitudinal-Employer Household Dynamics Program. Accessed on November 14, 2013. Retrieved from: <http://lehd.ces.census.gov/applications/help/onthemap.html>

Industries

Industries in Sunland-Tujunga are less stable than those in the City of Los Angeles. By 2011, two of the top three Sunland-Tujunga industries from 2002 notably decreased the number of jobs they offered. The percent of jobs in Accommodations and Food Services and Retail Trade dropped 6% and 9%, respectively. Unlike Sunland-Tujunga, the former industry declined only 1% and the latter industry experienced no change in the City of Los Angeles. In fact, in the City of Los Angeles, with the exception of manufacturing jobs which experienced the greatest decline since 2002, most industries saw little changes to the number of jobs they offered. But, in Sunland-Tujunga, jobs offered in Health Care have increased by 4% and jobs offered in Social Assistance and Other Services (not including Public Administration) have increased by 21%. Along with Retail Trade, these three made up the top industries in 2011.

Figure 23. 10-year change in top 3 industries in 2002 and 2011 in Sunland-Tujunga.



Source: U.S. Census Bureau. 2013. LODES Data. Longitudinal-Employer Household Dynamics Program. Accessed on November 14, 2013. Retrieved from: <http://lehd.ces.census.gov/applications/help/onthemap.html>

PART VI

RECOMMENDATIONS

CONCLUSIONS

The result of our findings is based demographics, socioeconomic characteristics, housing and transportation, and economic base and we have proposed the following policy recommendations:

Policy Recommendation #1: Strengthen Economic Base by Attracting Higher Paying Employers to the Community

Given that Sunland-Tujunga residents work in skilled and highly technical industries such as Business and Science, it may be feasible to attract employers who offer job pay above \$2,500 per month. Additionally, Sunland-Tujunga appears to have a steady workforce in health care services to attract health providers to the area. This may offset the growth of low-paying, unskilled jobs that currently dominate the job market in Sunland-Tujunga and draw workers who live in Sunland-Tujunga to also work in the area. In the long-term, this strategy may help boost the attractiveness of Sunland-Tujunga as a place of commerce and residence and spur reinvestment in the neighborhood. Further investigation of the neighborhood economic base may better inform the “Gateway to the Angeles National Forest” rebranding campaign.

Policy Recommendation #2: Expand an Inter-modal Transit Program

Based on our geo-spatial data on job locations and commuting characteristics of job-holders, our findings indicated that the rate of single drivers in Sunland-Tujunga is at a striking 81% compared to the City of Los Angeles at 67%. In addition, this commuter suburb has only 3 L.A. Metro Bus routes currently operating under the Los Angeles Department of Transportation (LADOT). Moreover, only 6% of workers who live in Sunland-Tujunga work within the specified tract boundaries, whereas, 35% of workers are commuting for work within a 10-mile radius. We recommend providing an in-depth study of traffic patterns with LADOT for suburban neighborhoods, including:

- Commuting patterns between neighboring cities, specifically the cities of Glendale and Burbank;
- A study on the frequency of transit use and bicycling in Sunland-Tujunga. This may help develop an intermodal transit system and various options for non-motorized vehicle use to create a sustainable and healthier community; and
- Generate revenue for Sunland-Tujunga and the City of Los Angeles by providing bus ridership, transit-oriented developments that promote incentives, and increase the job-to-worker ratio.

Policy Recommendation #3: Language Services for Growing Ethnic Enclaves

From 1970 to 2010, Sunland-Tujunga experienced a minority population boom and an inflow of foreign-born, the latter group being primarily of Armenian and Iranian descent. These findings point to the growth of an ethnic enclave facing language barriers in the neighborhood. Thus, we suggest Sunland-Tujunga explore and extend community services such as adult English language classes and job training to these community members.

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APPENDIX A

Decennial Census

Description

The U.S. Census is mandated by Article I, Section 2 of the Constitution and takes place every 10 years. The data determines count every resident in the United States and counts assists in determining the number of seats each state has in the U.S. House of Representatives. It is also used to distribute billions in federal funds to local communities. The first U.S. Decennial Census was established in 1790 using the concept of *Usual Residence*—defined as where a person lives and sleeps majority of the time. The key guiding principles the U.S. Decennial Census, including the following:

- 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; and
- 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).

Hyperlink to the 2010 Decennial Census Form:

<https://docs.google.com/file/d/0B2ytXNs6mD0sY2EtYmljR0s3Rm8/edit>

American Community Survey (ACS 5-year Estimates), 2007-2011

Description

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 address 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.

Limitations

There have been recent improvements to the ACS. 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

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

Source: <https://www.census.gov/acs/>

Hyperlink to the American Community Survey (ACS, 5-year year estimates) 2007-2011 Form:
<http://www.census.gov/acs/www/Downloads/questionnaires/2012/Quest12.pdf>

Person 1

(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.)

1 What is Person 1's name?

Last Name (Please print)

First Name

MI

2 How is this person related to Person 1?

☒ Person 1

3 What is Person 1's sex? Mark (X) ONE box.

☐ Male ☐ Female

4 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.

Age (in years)

Month

Day

Year of birth

→ NOTE: Please answer BOTH Question 5 about Hispanic origin and Question 6 about race. For this survey, Hispanic origins are not races.

5 Is Person 1 of Hispanic, Latino, or Spanish origin?

- ☐ No, not of Hispanic, Latino, or Spanish origin
- ☐ Yes, Mexican, Mexican Am., Chicano
- ☐ Yes, Puerto Rican
- ☐ Yes, Cuban
- ☐ Yes, another Hispanic, Latino, or Spanish origin – Print origin, for example, Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. ↴

6 What is Person 1's race? Mark (X) one or more boxes.

- ☐ White
- ☐ Black, African Am., or Negro
- ☐ American Indian or Alaska Native – Print name of enrolled or principal tribe. ↴

- | | | |
|--|---|--|
| <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. ↴ | |

☐ Some other race – Print race. ↴

Person 2

1 What is Person 2's name?

Last Name (Please print)

First Name

MI

2 How is this person related to Person 1? Mark (X) ONE box.

- | | |
|---|--|
| <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 | |

3 What is Person 2's sex? Mark (X) ONE box.

☐ Male ☐ Female

4 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.

Age (in years)

Month

Day

Year of birth

→ NOTE: Please answer BOTH Question 5 about Hispanic origin and Question 6 about race. For this survey, Hispanic origins are not races.

5 Is Person 2 of Hispanic, Latino, or Spanish origin?

- ☐ No, not of Hispanic, Latino, or Spanish origin
- ☐ Yes, Mexican, Mexican Am., Chicano
- ☐ Yes, Puerto Rican
- ☐ Yes, Cuban
- ☐ Yes, another Hispanic, Latino, or Spanish origin – Print origin, for example, Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. ↴

6 What is Person 2's race? Mark (X) one or more boxes.

- ☐ White
- ☐ Black, African Am., or Negro
- ☐ American Indian or Alaska Native – Print name of enrolled or principal tribe. ↴

- | | | |
|--|---|--|
| <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. ↴ | |

☐ Some other race – Print race. ↴



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 1-800-582-8330. 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
<input type="text"/>	<input type="text"/>	<input type="text"/>

➔ **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

<input type="text"/>	<input type="text"/>	-	<input type="text"/>
----------------------	----------------------	---	----------------------

➔ **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.**



DEMOGRAPHIC ANALYSIS

Age

Age is defined by the Census Bureau as the length of time in completed 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 because racial categories included in the census questionnaire reflect the social definition of race recognized in the United States and is not determined biologically, anthropologically, or genetically. The 1970 Decennial Census does not include Hispanic or Latino as a race. Additionally, reports on race are by self-identification. The following definitions (as defined by the U.S. Census) are categorized as follows:

- White – A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
- White alone – includes 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 – A person refers to a person having origins in any of the Black racial groups of Africa.

NOTE: For the purposes of this report, of the many Blacks or African Americans not of Hispanic origins, we have used the category of Black or African American alone. Only for the racial trends we have used Non-Hispanic Blacks or African Americans.

- American Indian or Alaska Native – A person having origins refers to a person having origins in any of the original peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.

- Asian – A person having origins in any of the original peoples 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 – include those who reported exactly one Asian group and no other Asian group or race category.

NOTE: 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. The 2000 Census is when Native Hawaiians and Pacific Islanders become a completely separate 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, Cuban or those of another Hispanic, Latino, or Spanish origin.

Nativity

The native born include individuals who U.S. citizens are 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 (U.S. Citizen) parent.

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

Foreign-born

Foreign-born include individuals 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.

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

Language

Speak Only English

Include those 5 years and over who can speak English only and no other language.

Speak English “very well”

Includes those 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” in XX is calculated by adding those that report “Speak English ‘very well’” for each language spoken in XX.

Speak English “less than very Well”

Includes those 5 years and over who report speaking English “well”, “not Well”, or “not At All.”

NOTE: Language in the definition is quoted directly from the American Community Survey 2011 Subject Definitions.

Household

Household includes all of the people who occupy a housing unit.

Householder

The term “Householder” is defined as 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 Household

Family household 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

Nonfamily household consists of a householder living alone or with nonrelatives only, for example, with roommates or an unmarried partner.

Hyperlink to the U.S. Census and American Community Survey & Puerto Rico Community Survey 2012 Subject Definitions:

http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACSSubjectDefinitions.pdf

SOCIOECONOMIC CHARACTERISTICS

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—meaning 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.

HOUSING & TRANSPORTATION CHARACTERISTICS

HOUSING

Year Structure built

Indicates when the building was first built (not remodeled or converted).

Housing Unit

A housing unit is 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

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 have above the median. Below is a the formula for calculating

Calculating Median

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

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 that contains 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

Vehicles available refers to the number of 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.

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-to-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/

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/

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.

NEIGHBORHOOD ECONOMIC BASE

The Longitudinal Employer-Household Dynamics (LEHD) is a dataset program that was retrieved from U.S. Center for Economics and the U.S. Census Bureau. 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

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.”

Hyperlink to the U.S. Census Bureau, LEHD:
<http://lehd.ces.census.gov/>

Hyperlink to the LEHD, On the Map:
<http://onthemap.ces.census.gov/>

APPENDIX B

DEMOGRAPHICS

Figure 4. Population Growth.

Year	Total Population	Non-Hispanic White	Asian	Hispanic	Black or African American
1970	32597	32122	369	0	13
1980	30841	25914	796	3508	187
1990	35730	27238	1759	6101	386
2000	38364	23838	2902	9557	933
2010	40129	24010	4641	10336	751

Source: John R. Logan, Zengwang Xu, and Brian Stults. 2012. "Interpolating US Decennial Census Tract Data from as Early as 1970 to 2010: A Longitudinal Tract Database" *Professional Geographer*, forthcoming.

Figure 5. Age.

	STNC		LA	
Total	41610.86		3782544	
Under 5 years	2472.471	6%	255799	7%
5 to 9 years	2085.182	5%	232871	6%
10 to 14 years	2211.926	5%	240838	6%
15 to 17 years	1718.644	4%	156123	4%
18 and 19 years	899.5733	2%	117286	3%
20 years	711.666	2%	64083	2%
21 years	362.1455	1%	62104	2%
22 to 24 years	1599.562	4%	181399	5%
25 to 29 years	3598.157	9%	335900	9%
30 to 34 years	2843.984	7%	306010	8%
35 to 39 years	2804.047	7%	295337	8%
40 to 44 years	3017.294	7%	278040	7%
45 to 49 years	3831.377	9%	259239	7%
50 to 54 years	3711.238	9%	241175	6%
55 to 59 years	2816.241	7%	201812	5%
60 and 61 years	1464.592	4%	72992	2%
62 to 64 years	1203.949	3%	89278	2%
65 and 66 years	643.1633	2%	51269	1%
67 to 69 years	796.6682	2%	62607	2%
70 to 74 years	1047.772	3%	91034	2%
75 to 79 years	745.1383	2%	71316	2%
80 to 84 years	575.0657	1%	59574	2%
85 years and over	451.0036	1%	56458	1%

Source: ACS 5-Year, 2007-2011. Table B01001.

APPENDIX C

SOCIOECONOMIC CHARACTERISTICS

Full-time, Year-Round Workers' Earnings In the Past 12 Months

	STNC		LA	
	Raw	Cum %	Raw	Cum %
Total	14325		1195094	
\$1 to \$9,999 or loss	291	2%	32268	3%
\$10,000 to \$14,999	675	7%	95608	11%
\$15,000 to \$24,999	1568	18%	233043	30%
\$25,000 to \$34,999	2298	34%	192410	46%
\$35,000 to \$49,999	3120	56%	199581	63%
\$50,000 to \$64,999	2133	70%	143411	75%
\$65,000 to \$74,999	937	77%	59755	80%
\$75,000 to \$99,999	1731	89%	95608	88%
\$100,000 or more	1574	100%	144606	100%

ACS 5-Year, 2007-2011. Table S2001.

Median Household Income

	STNC		LA	
	Raw	Cum %	Raw	Cum %
Total Households	14444		1312983	
Less than \$10,000	680	5%	100597	8%
\$10,000 to \$14,999	757	10%	93367	15%
\$15,000 to \$24,999	1347	19%	152625	26%
\$25,000 to \$34,999	1122	27%	137645	37%
\$35,000 to \$49,999	1725	39%	171918	50%
\$50,000 to \$74,999	3117	61%	217919	67%
\$75,000 to \$99,999	1859	73%	138453	77%
\$100,000 to \$149,999	2323	90%	153005	89%
\$150,000 to \$199,999	1030	97%	64709	94%
\$200,000 or more	479	100%	82745	100%

ACS 5-Year, 2007-2011. Table DP03.

Poverty by Sex and Age

Geography	STNC						LA					
	Total	%	Male	%	Female	%	Total	%	Male	%	Female	%
Total Population	41261						3713610				406259	
Total Below Poverty Level	5021	12%	2040	41%	2981	59%	749747	20%	343488	46%	406259	54%
Under 5 years	485	10%	143	30%	342	70%	75699	2%	38644	51%	37055	49%
5 years	74	1%	56	75%	18	25%	14898	2%	7599	51%	7299	49%
6 to 11 years	318	6%	69	22%	248	78%	80797	107%	41995	52%	38802	48%
12 to 14 years	219	4%	140	64%	79	36%	40386	271%	20253	50%	20133	50%
15 years	114	2%	58	51%	56	49%	14442	18%	7599	53%	6843	47%
16 and 17 years	79	2%	44	56%	35	44%	28734	71%	14422	50%	14312	50%
18 to 24 years	510	10%	180	35%	331	65%	105738	732%	48287	46%	57451	54%
25 to 34 years	643	13%	268	42%	375	58%	110820	386%	47338	43%	63482	57%
35 to 44 years	704	14%	299	43%	404	57%	97517	92%	41920	43%	55597	57%
45 to 54 years	897	18%	360	40%	537	60%	73669	66%	32920	45%	40749	55%
55 to 64 years	614	12%	266	43%	348	57%	52619	54%	23503	45%	29116	55%
65 to 74 years	209	4%	98	47%	110	53%	26028	35%	9972	38%	16056	62%
75 years and over	154	3%	58	37%	96	63%	28400	54%	9036	32%	19364	68%

Source: ACS 5-Year, 2007-2011. Table B17001.

APPENDIX D

HOUSING CHARACTERISTICS

Household Value, Owner-Occupied Units

	STNC		LA	
	Raw	Cum %	Raw	Cum %
Total	8876		504479	
Less than \$50,000	203	2%	7405	1%
\$50,000 to \$99,999	26	3%	6269	3%
\$100,000 to \$149,999	49	3%	9259	5%
\$150,000 to \$199,999	311	7%	14144	7%
\$200,000 to \$299,999	1123	19%	51542	18%
\$300,000 to \$499,999	4123	66%	156520	49%
\$500,000 to \$999,999	2943	99%	188210	86%
\$1,000,000 or more	98	100%	71130	100%

Source: ACS 5-Year, 2007-2011. Table DP04.

Rent

	STNC		LA	
	Raw	Cum %	Raw	Cum %
Renter-Occupied Units	5591		808504	
Cash Rent	5335		790156	
Less than \$100	0	0%	2199	0.002783
\$100 to \$149	0	0%	1319	0%
\$150 to \$199	0	0%	2266	1%
\$200 to \$249	14	0%	8884	2%
\$250 to \$299	88	2%	11563	3%
\$300 to \$349	31	2%	6179	4%
\$350 to \$399	59	4%	5578	5%
\$400 to \$449	75	5%	7991	6%
\$450 to \$499	43	6%	8626	7%
\$500 to \$549	14	6%	11181	8%
\$550 to \$599	28	7%	12855	10%
\$600 to \$649	77	8%	17066	12%
\$650 to \$699	45	9%	19959	15%
\$700 to \$749	118	11%	26796	18%
\$750 to \$799	188	15%	30128	22%
\$800 to \$899	470	23%	66783	30%
\$900 to \$999	653	36%	75547	40%
\$1,000 to \$1,249	1356	61%	157986	60%
\$1,250 to \$1,499	905	78%	111862	74%
\$1,500 to \$1,999	720	92%	119558	89%
\$2,000 or more	451	100%	85830	100%
No cash rent	256		18348	

Source: ACS 5-Year, 2007-2011. B25063.

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Fall 2013 - UP214 Neighborhood Analysis
