

# Profile of the City of Monterey Park (Draft)

Southern California Association of Governments' (SCAG) Regional Council includes 67 Districts which represent 188 cities in the SCAG region.

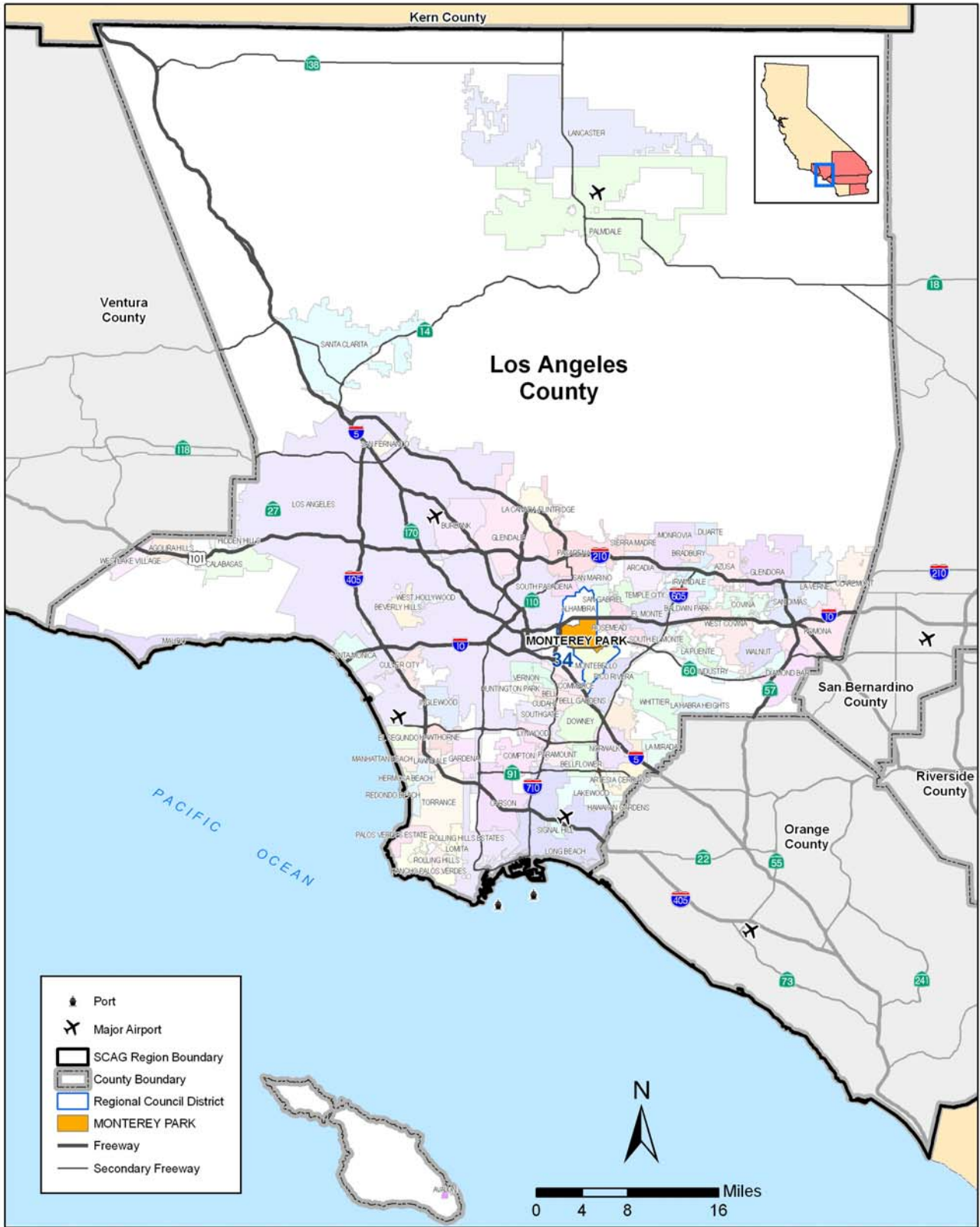
SCAG Regional Council District 34 includes three cities:  
Alhambra, Montebello, and Monterey Park  
Represented by: **Hon. Barbara Messina**



This project was funded by the Southern California Association of Governments and shared with the City of Monterey Park. SCAG regularly provides local governments with support in planning data and information, technical assistance such as GIS training, and planning assistance such as visioning, infill, and real estate investment analysis.

Southern California Association of Governments  
October 2008





**Table of Contents**

**I. INTRODUCTION**..... 1

**II. POPULATION** ..... 2

**III. HOUSEHOLDS** ..... 7

**IV. HOUSING** ..... 9

**V. EMPLOYMENT** ..... 11

**VI. RETAIL SALES** ..... 16

**VII. EDUCATION** ..... 17

**VIII. REFERENCES** ..... 19

**IX. ACKNOWLEDGEMENTS** ..... 20

## I. Introduction

The purpose of this report is to provide the City of Monterey Park with meaningful and updated information to support planning. Information with respect to, for example, demographic, socio-economic and housing, is obtained from a myriad of sources. In addition, data related to education is also included. The report focuses on the change in the city since 2000 in comparison with that of Los Angeles County. The information is presented and interpreted to demonstrate current trends that may indicate a future direction of Monterey Park.

### STATISTICAL DATA

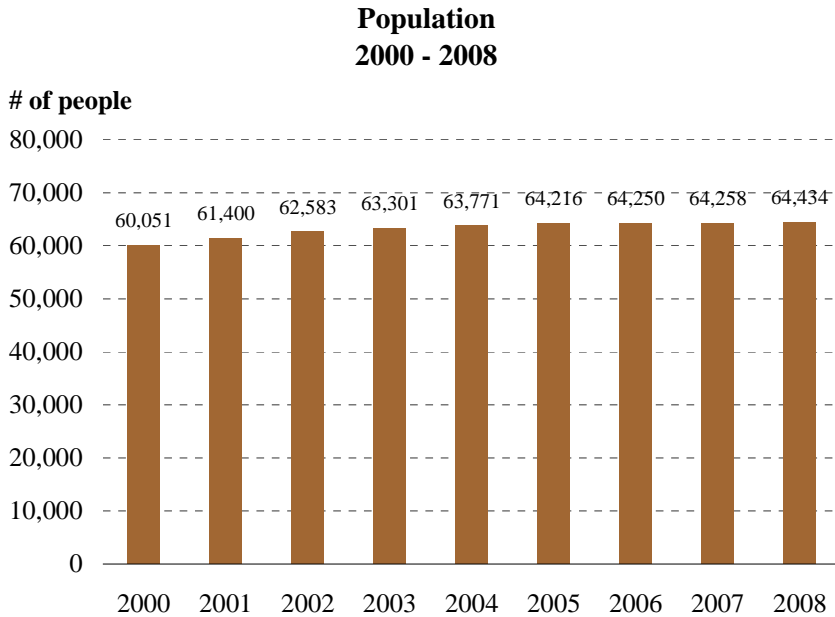
<i>Category</i>	<i>Monterey Park</i>	<i>Los Angeles County</i>	<i>Monterey Park relative to Los Angeles County</i>	<i>SCAG Region</i>
Population (2008)	64,434	10,363,850	0.6%	18,638,942
Median Age (Yrs) <sup>1</sup>	40.5	33.9	6.6	33.5
White (Non-Hispanic) <sup>1</sup>	5.9%	28.9%	0.1%	35.3%
Asian (Non-Hispanic) <sup>1</sup>	64.9%	12.8%	3.2%	11.3%
Black (Non-Hispanic) <sup>1</sup>	0.2%	8.7%	0.0%	6.8%
American Indian <sup>1</sup>	0.2%	0.3%	0.5%	0.3%
All Other Non-Hispanic <sup>1</sup>	1.7%	2.0%	0.5%	2.3%
Hispanic <sup>1</sup>	27.1%	47.3%	0.4%	43.9%
Number of Households (2008)	20,073	3,260,434	0.6%	5,849,833
Number of Housing Units (2008)	20,734	3,403,480	0.6%	6,224,661
Home Ownership Rate <sup>1</sup>	53.6%	49.3%	0.7%	56.5%
Average Household Size (2008)	3.2	3.1	0.1	3.13
Median Family Income <sup>1</sup> (\$)	52,309	56,930	(4,621)	61,901
Median Existing Home Price (2007) (\$)	529,000	540,000	(11,000)	505,000
Number of Jobs (2006)	30,351	4,481,061	0.7%	7,966,247

Source: Claritas Inc. 2007, California Department of Finance, Data Quick, SCAG.

1. City data is based on Claritas Inc., 2007. County data is collected from U. S. Census Bureau: American Community Survey 2006.

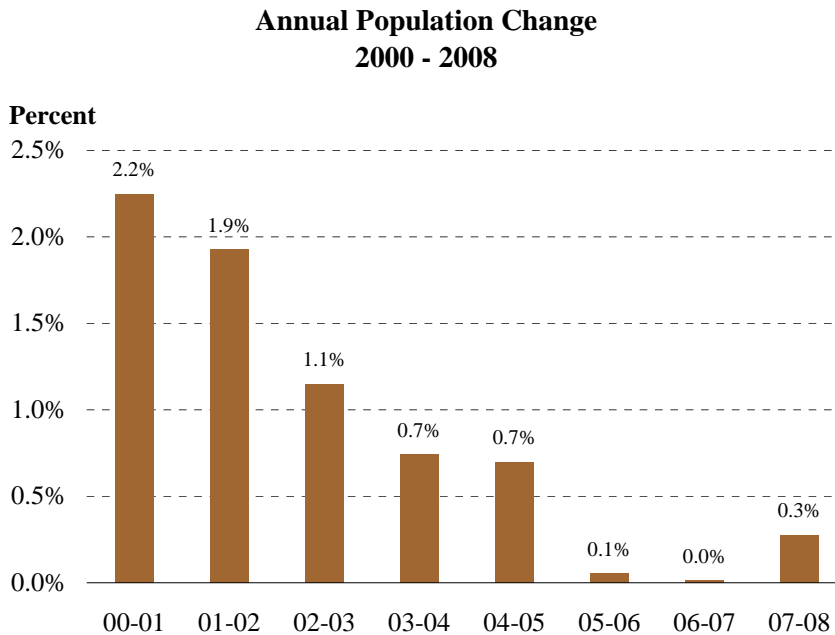
## II. Population

### Population Growth



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total population of the city increased by almost 4,400, reaching 64,434 in 2008.
- During this 8-year period, the city's population growth rate of 7.3 percent was below the county rate of 8.9 percent.
- In 2008, the city was ranked as the 31<sup>st</sup> most populous city among all 88 cities in Los Angeles County.

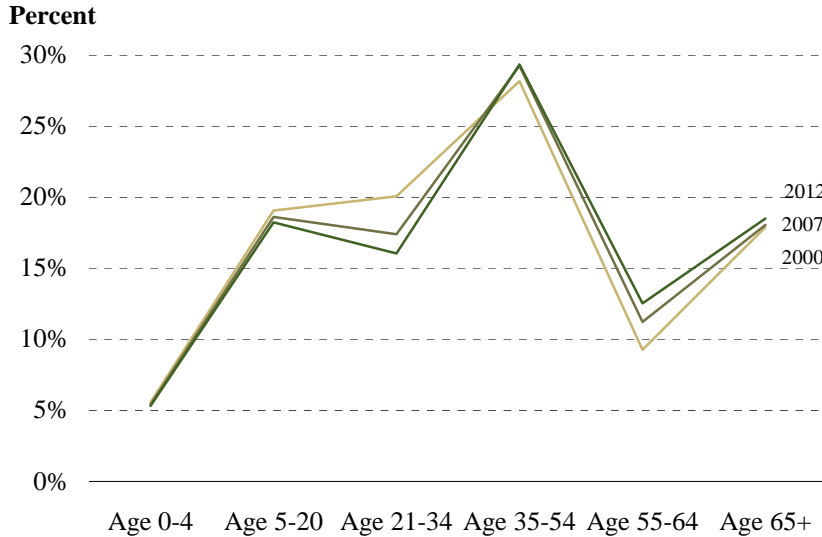


Source: California Department of Finance, E-5, May 2008

- Population growth continued to slow down between 2000 and 2007.
- From 2007, the city's annual growth rate increased to approximately 0.3%.

## Population by Age

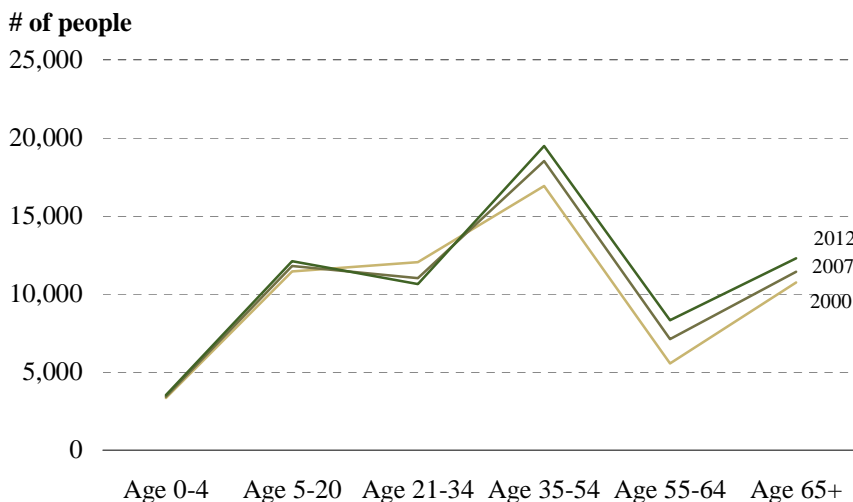
**Population by Age  
2000 - 2012**



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the population in Monterey Park continues to be dominated by the middle-aged working cohort (35 – 54 years old). They are projected to account for 29 percent of the total population in 2012, increasing from 28 percent in 2000.
- Between 2000 and 2012, the total share of population between ages 55 and 64, and age 65 and above, is projected to increase from 27 percent to 32 percent, reflecting primarily the aging of the baby boomers.
- During this 12-year period, the total share of the younger population, age cohorts (5-20, and 21 – 34 years old), is projected to decrease from 39 percent to 34 percent.

**Population by Age  
2000 - 2012**

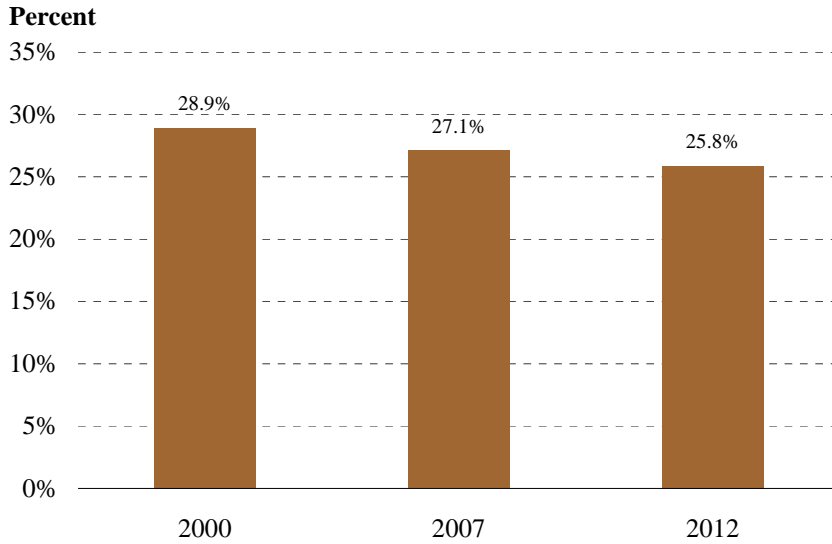


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- As to the population by age group, all population groups, except those 21-34 years old, are projected to increase. Specifically, between 2000 and 2012, the population group ages 55 and over are projected to increase more than 4,000.

## Population by Race/Ethnicity

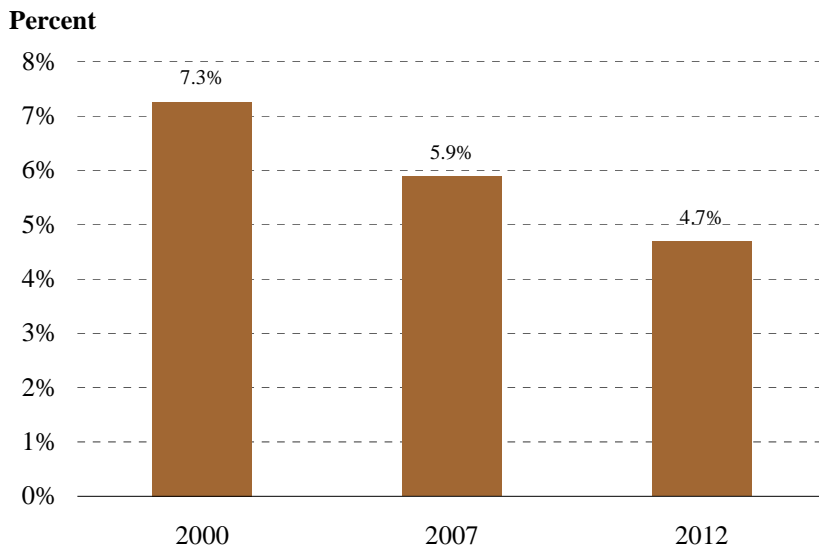
### Hispanic or Latino of Any Race 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of Hispanic population in the city decreased from 28.9 to 27.1 percent, below the county share of 47.3 percent in 2007. The share is projected to further decrease to 25.8 percent in 2012.

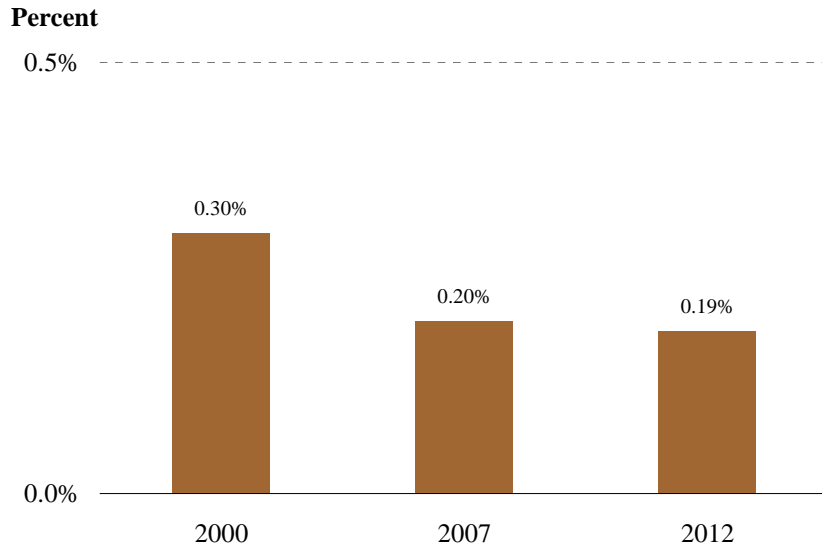
### White (Non-Hispanic) 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Like most cities in Southern California, since 2000, the share of non-Hispanic White population has been declining, while the share of other ethnic groups (particularly Asian) has been increasing and is projected to continue to rise through 2012.

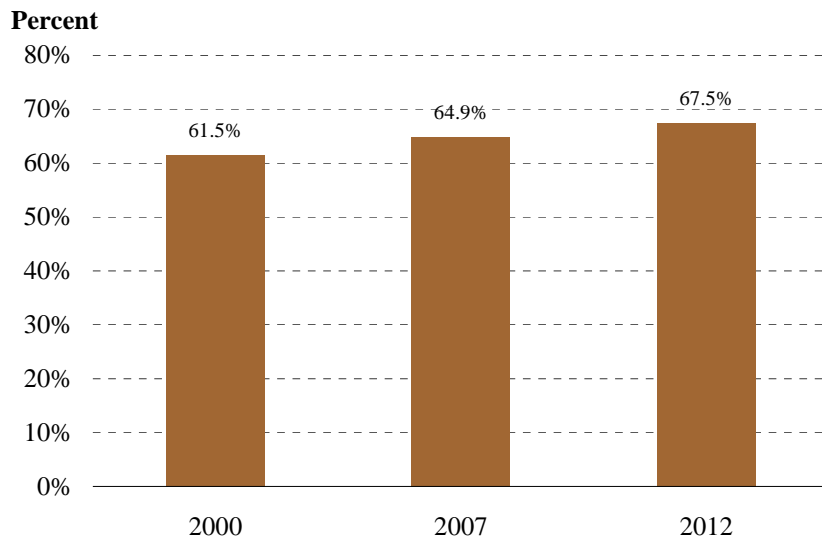
### Black (Non-Hispanic) 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of non-Hispanic Black population in the city decreased from 0.3 to 0.2 percent, which was below the county share of 8.7 percent in 2007. The share is projected to remain about the same in 2012.

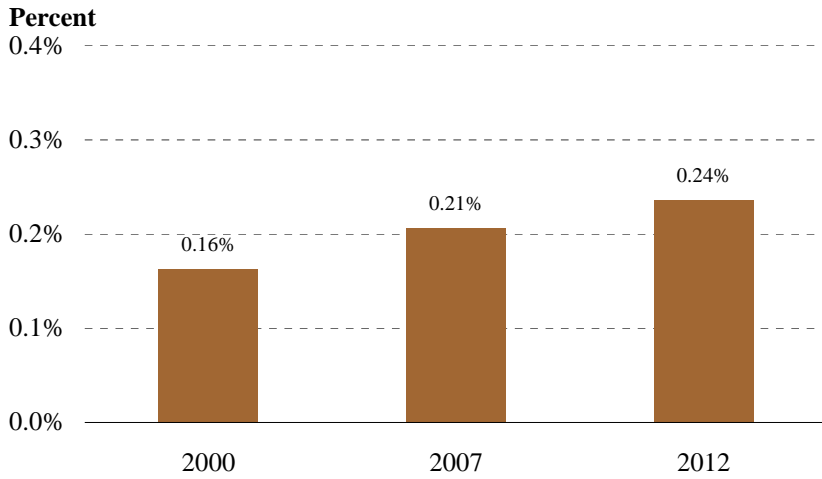
### Asian (Non-Hispanic) 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- The share of the Asian population in the city increased from 61.5 percent in 2000 to 64.9 percent in 2007, above the county share of 12.8 percent. Asian population in the city is projected to further increase to 67.5 percent in 2012.

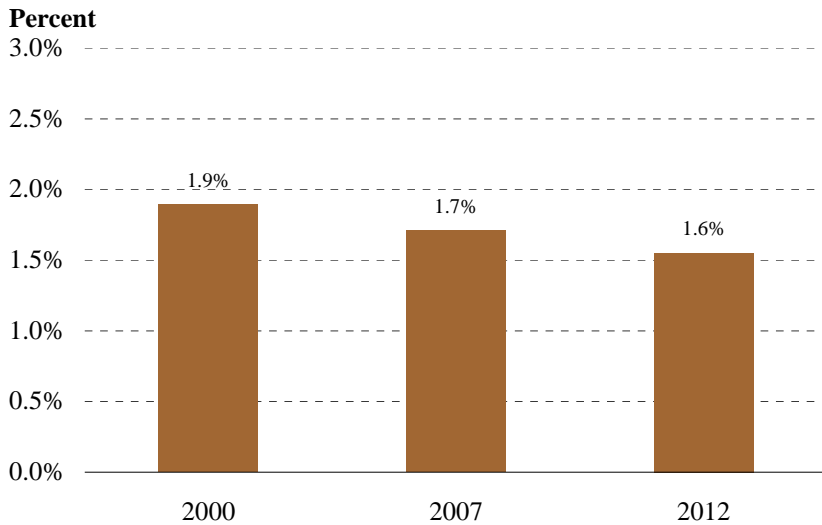
### American Indian (Non-Hispanic) 2000 - 2012



Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the share of the American Indian population in Monterey Park is estimated to increase from 0.15 to 0.24 percent.

### All Other (Non-Hispanic) 2000 - 2012

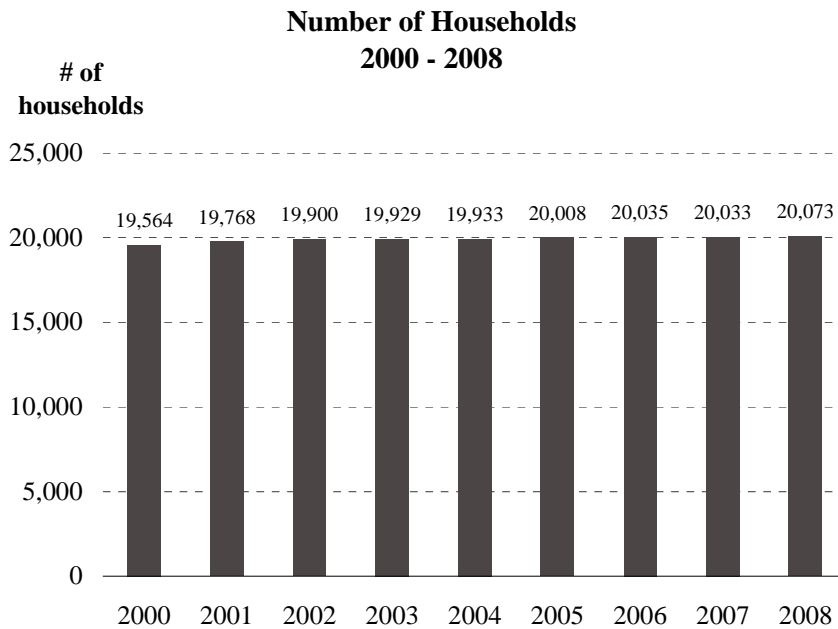


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of all other non-Hispanic population group is estimated to decrease from 1.9 to 1.6 percent.

### III. Households

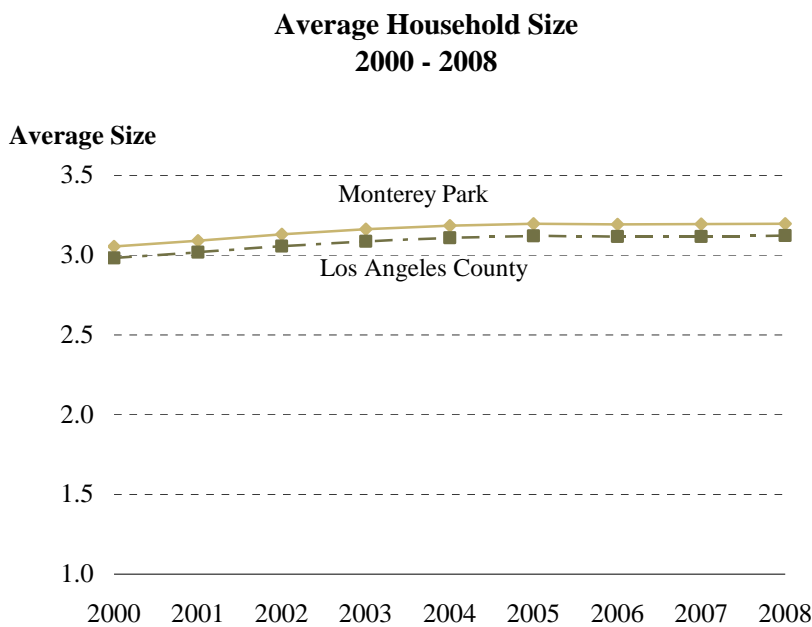
#### Number of Households



Source: California Department of Finance, E-5, May 2008

- Between 2000 and 2008, the total number of households in the city increased by over 500, or 2.6 percent, much lower than its population growth rate of 7.3 percent.
- During this 8-year period, the city's household growth rate of 2.6 percent was lower than the county rate of 4 percent.

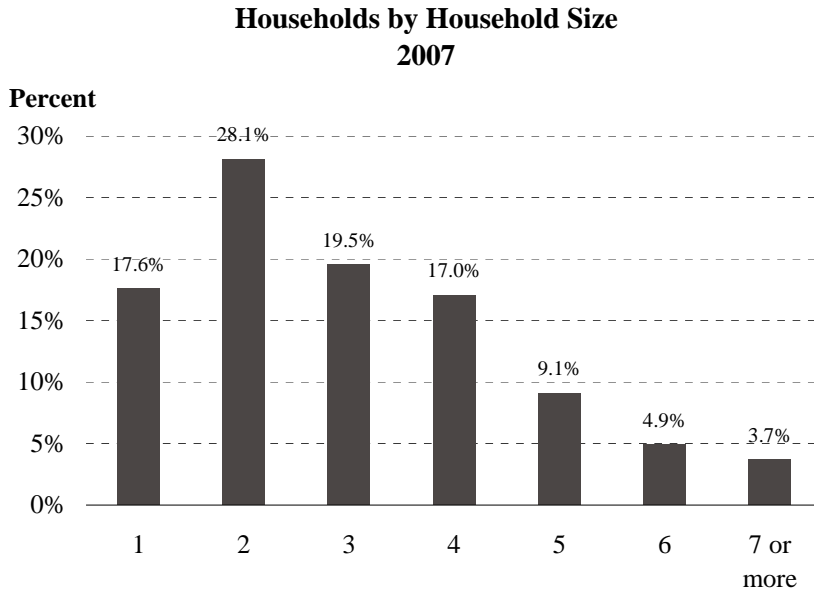
#### Average Household Size



Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 3.2, higher than the county average of 3.1.
- Between 2000 and 2008, average household size increased slightly in the city and the county, but the difference between them remained constant.

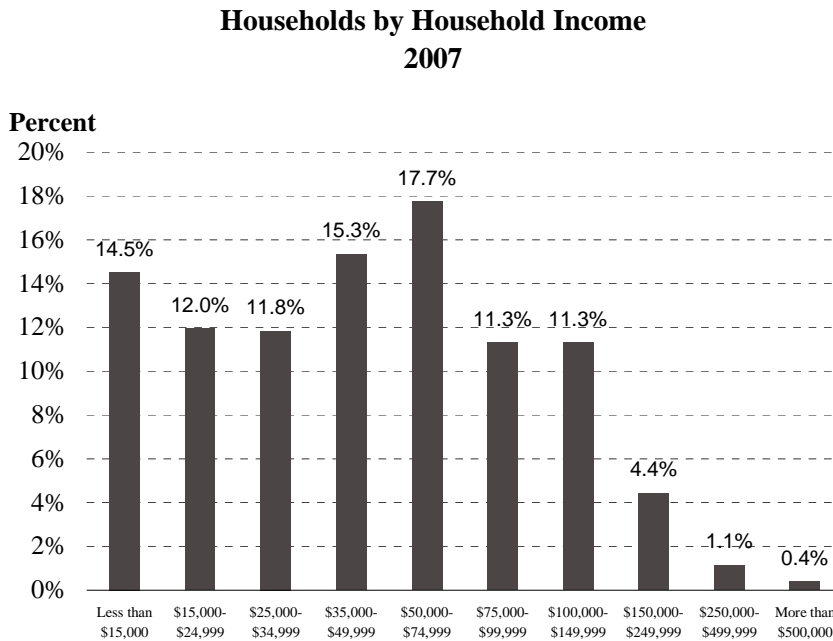
## Households by Size



Source: Claritas Inc., 2007

- Close to 65 percent of all Monterey Park households have 3 people or fewer.
- About 18 percent of the households are single-person households, lower than the county share of 26 percent.
- 18 percent of all households in the city have at least 5 people.

## Households by Income



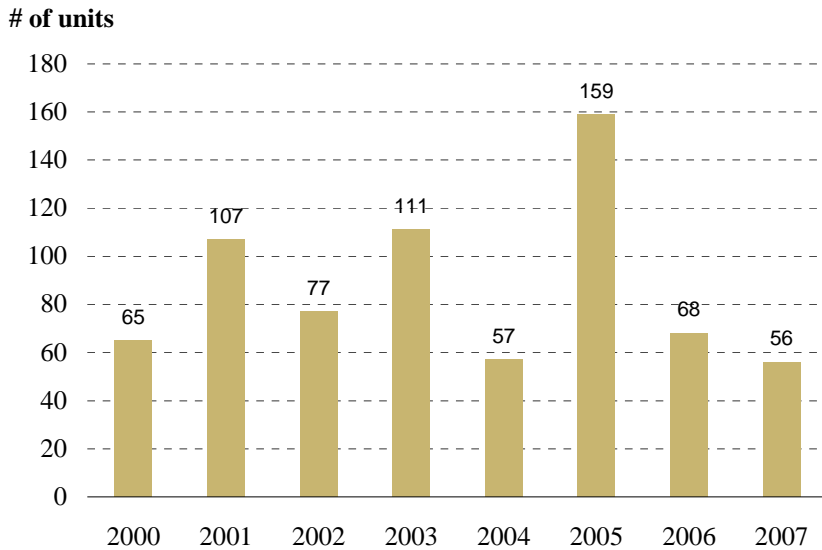
Source: Claritas Inc., 2007

- In 2007, about 54 percent of households earned less than \$50,000.
- About 29 percent of the households earned between \$50,000 and \$100,000.

## IV. Housing

### Housing Production

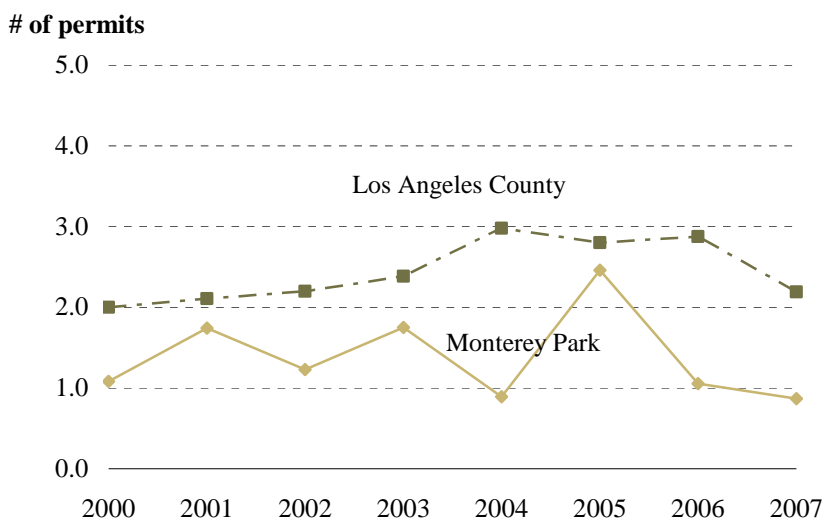
**Residential Permits Issued  
2000 - 2007**



Source: Construction Industry Research Board, 2000-2007

- Between 2000 and 2007, 700 new residential units were permitted. 40 percent of these were permitted in the last 3 years.

**Permits Issued per 1,000 Residents  
2000 - 2007**



Source: Construction Industry Research Board, 2000-2007 and SCAG

- The city generally had lower levels of housing units permitted per 1,000 residents when compared to the county as a whole.

## Housing Values

**Median Home Price  
2000 - 2007**

Thousands

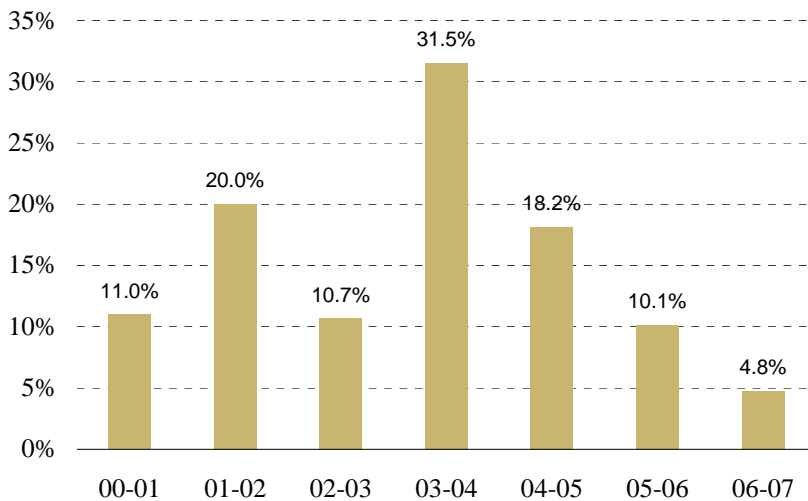


Source: Data Quick, 2008

- Between 2000 and 2007, median home sale prices more than doubled, jumping from \$200,000 to \$529,000.
- In 2007, the median home price in Monterey Park was \$529,000, \$11,000 lower than Los Angeles County.

**Median Home Price Appreciation Rate  
2000 - 2007**

Percent

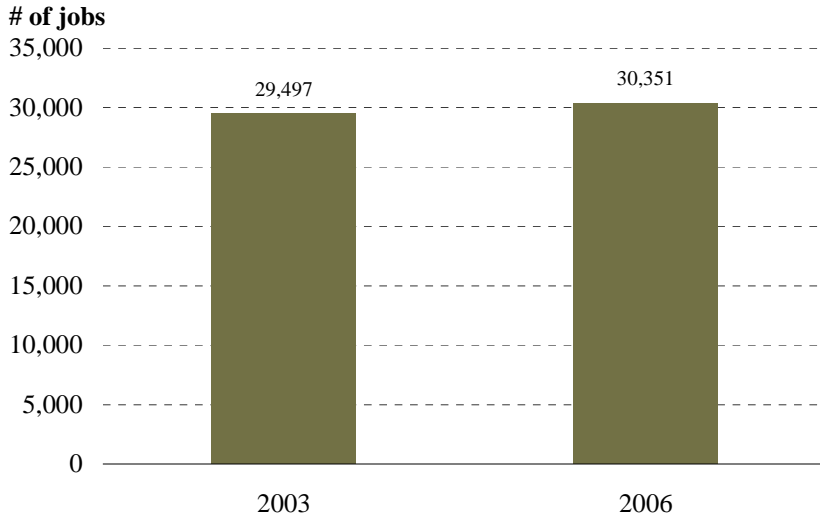


Source: Data Quick, 2008

- Between 2000 and 2007, annual home price appreciation rates were between 5 and 32 percent.

## V. Employment

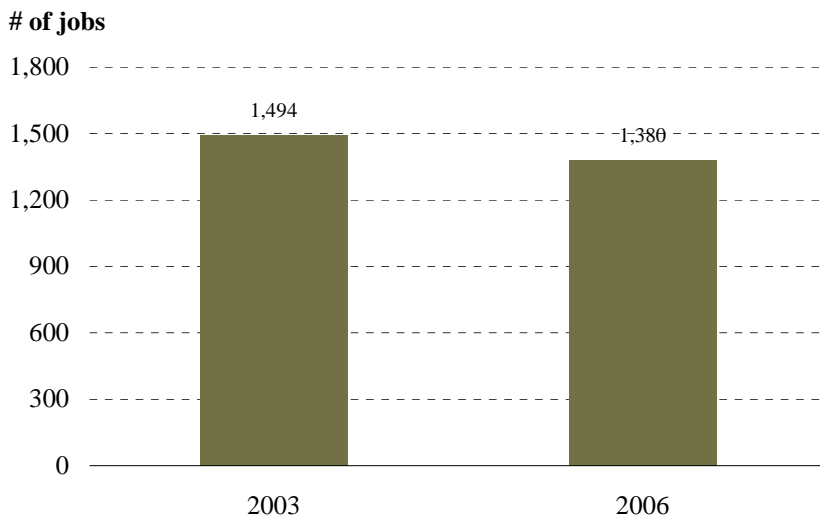
**Total Jobs  
2003 and 2006**



Source: California Employment Development Department, 2003 & 2006 and SCAG

- In 2006, total jobs in Monterey Park reached 30,351, about 3.5 percent greater than its 2003 level. The job growth in the city was higher than the 2.9 percent growth rate in Los Angeles County.
- Total jobs in the city included wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers.

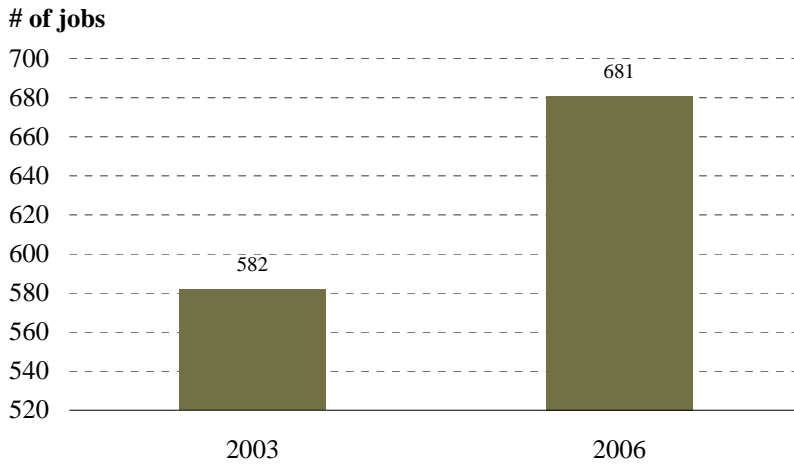
**Jobs in Manufacturing  
2003 and 2006**



Source: California Employment Development Department, 2003 & 2006 and SCAG

- Between 2003 and 2006, the number of manufacturing jobs in Monterey Park dropped by 7.6 percent, about the same as the county as a whole during the same period.

### Jobs in Construction 2003 and 2006



Source: California Employment Development Department, 2003 & 2006 and SCAG

- Construction jobs include those engaged in both residential and non-residential construction.
- Between 2003 and 2006, construction jobs in the city increased by almost 100, or 17 percent.

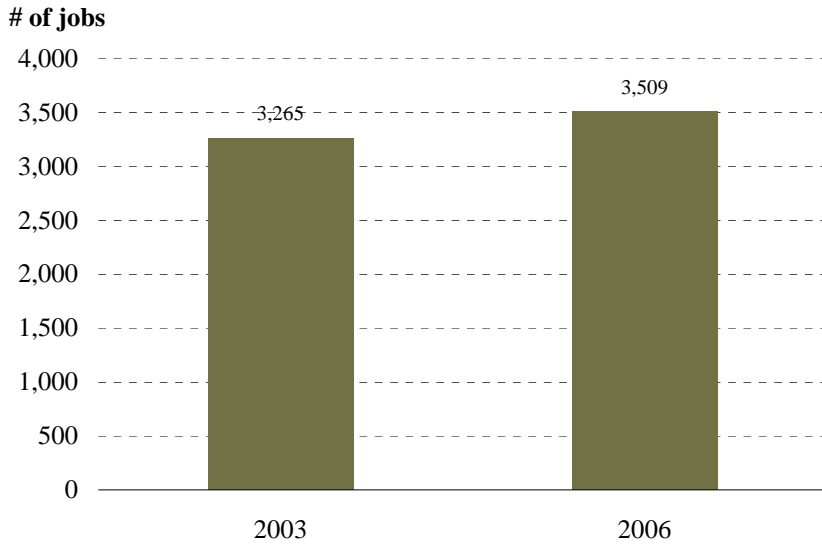
### Jobs in Retail Trade 2003 and 2006



Source: California Employment Development Department, 2003 & 2006 and SCAG

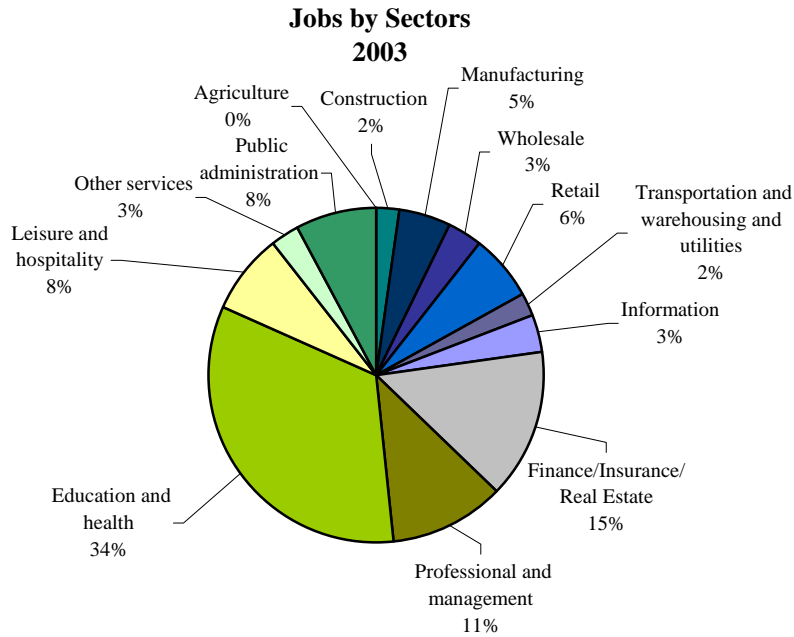
- Between 2003 and 2006, the number of retail trade jobs in the city increased from 1,831 to 1,941, or 6 percent.

### Jobs in Professional and Management 2003 and 2006



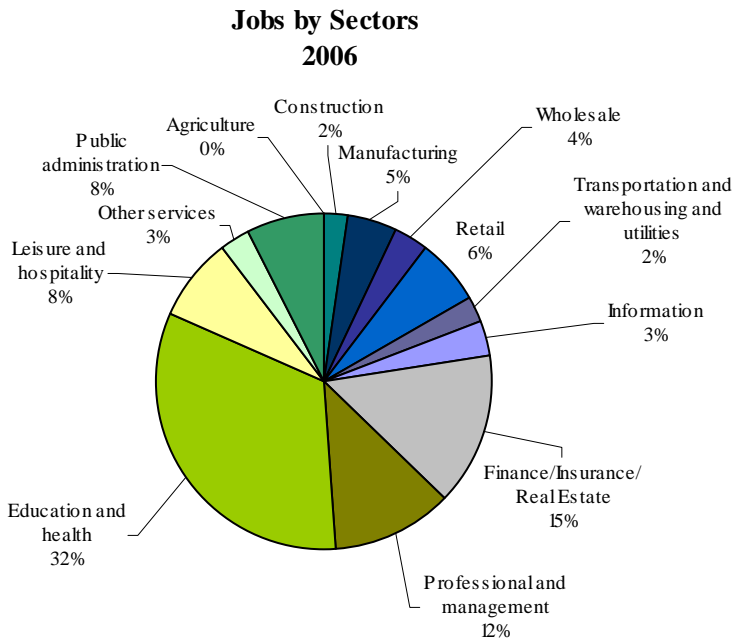
Source: California Employment Development Department, 2003 & 2006 and SCAG

- Jobs in the professional and management sector include those employed in, for example, professional and technical services, management of companies, and administration and support.
- Between 2003 and 2006, the number of professional and management jobs increased by 244, or 7.5 percent



- Between 2003 and 2006, there were only slight changes in the share of jobs by sector in the city. Specifically, during this period, the share of manufacturing jobs declined from 5.1 percent to 4.5 percent while the share of construction jobs increased from 2.0 to 2.2 percent.

Source: California Employment Development Department, 2003 and SCAG

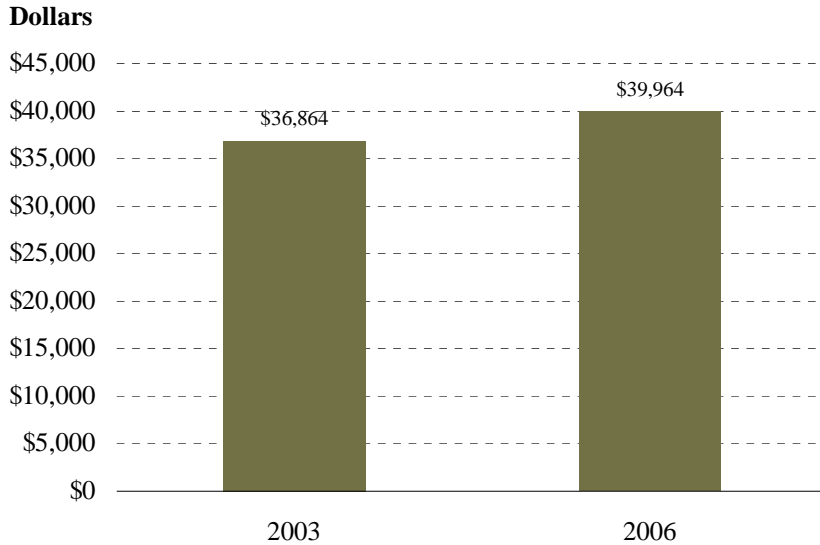


- In 2006, the education and health sector remained the largest sector, accounting for 32.8 percent of total jobs in the city.
- Other large sectors included finance/insurance/real estate (FIRE) (14.8 percent), professional and management (11.6 percent), leisure and hospitality (8.0 percent), and public administration (7.6 percent).

Source: California Employment Development Department, 2006 and SCAG

## Average Salaries

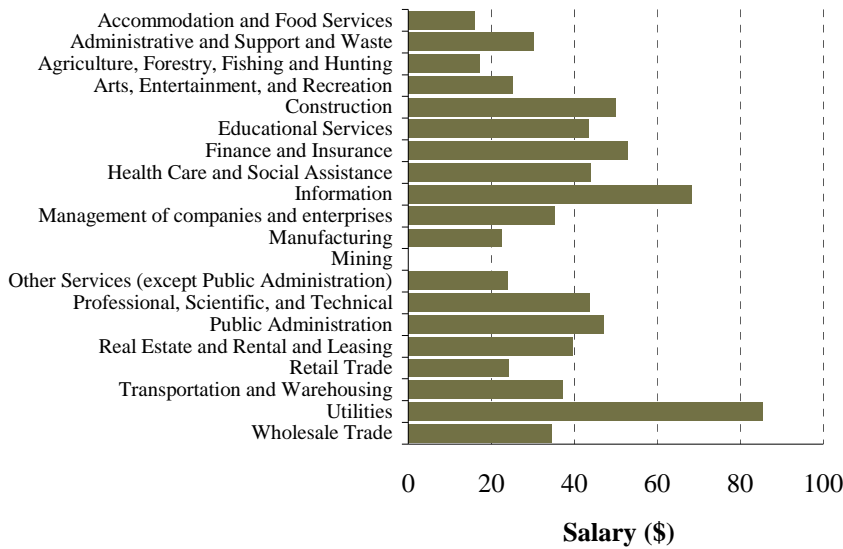
**Average Annual Salary per Job  
2003 and 2006**



- Average salaries per job in the city increased from \$36,864 in 2003 to \$39,964 in 2006, an 8 percent increase, which was below the inflation rate of 13 percent during the same period for Southern California.

Source: California Employment Development Department, 2003 & 2006

**Average Annual Salary by Sector  
2006 (in thousands)**

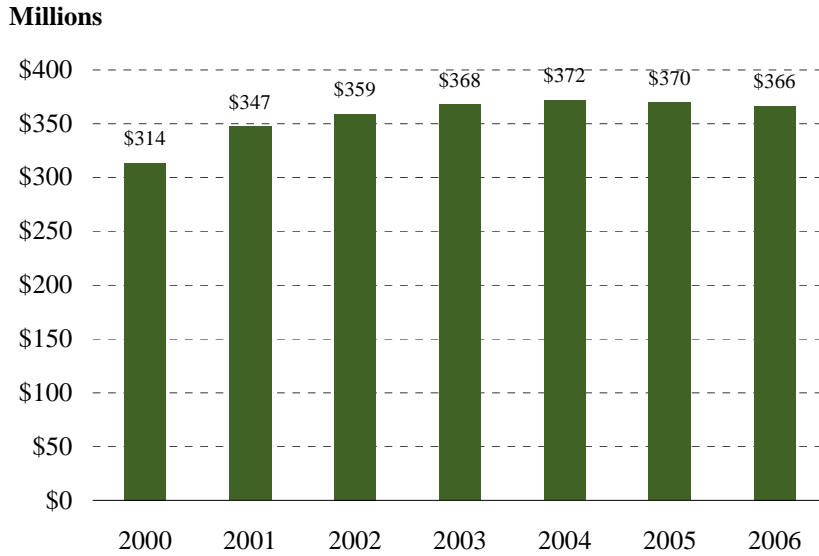


- In 2006, the sector providing the highest salary per job in Monterey Park was Utilities (\$85,500).
- The Accommodation and Food Services sector provided the lowest annual salary per job (\$16,000).

Source: California Employment Development Department, ES-202, 2006

## VI. Retail Sales

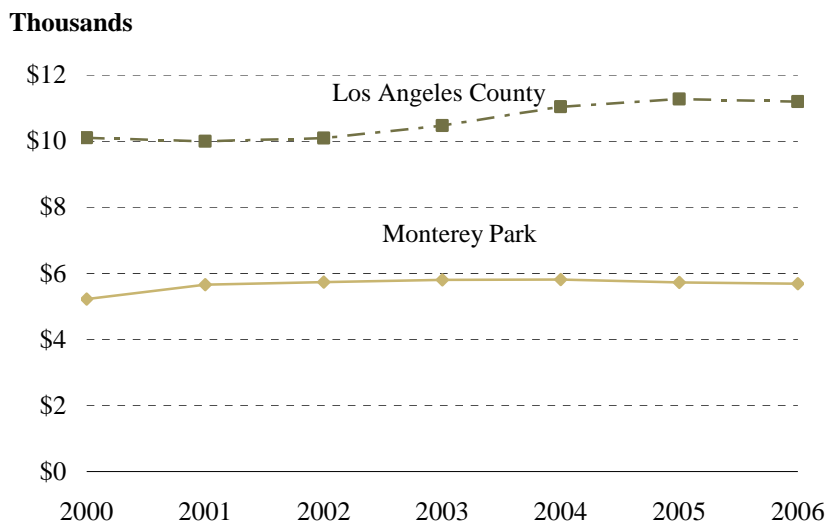
**Real Retail Sales  
2000 - 2006 (in 2006 \$)**



Source: California Board of Equalization, 2000-2006

- Real (inflation adjusted) retail sales increased by 18.5 percent between 2000 and 2004.
- After 2004, real retail sales declined for the first time since 2000, dropping by 1.5 percent between 2004 and 2006.

**Real Retail Sales per Person  
2000 - 2006 (in 2006 \$)**



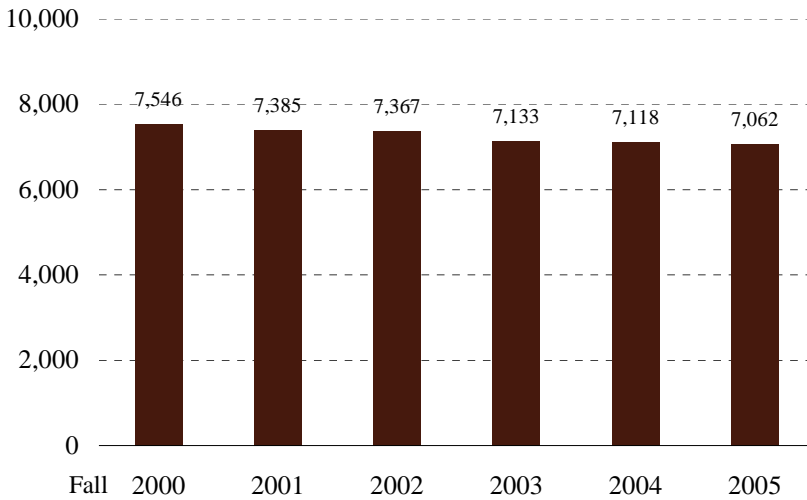
Source: California Board of Equalization, 2000-2006 and SCAG

- Between 2000 and 2006, real retail sales per person for the city increased from \$5,200 to \$5,700, lower than the retail sales per person at the county level.

## VII. Education

**K-12 Student Enrollment  
2000 - 2005**

# of students

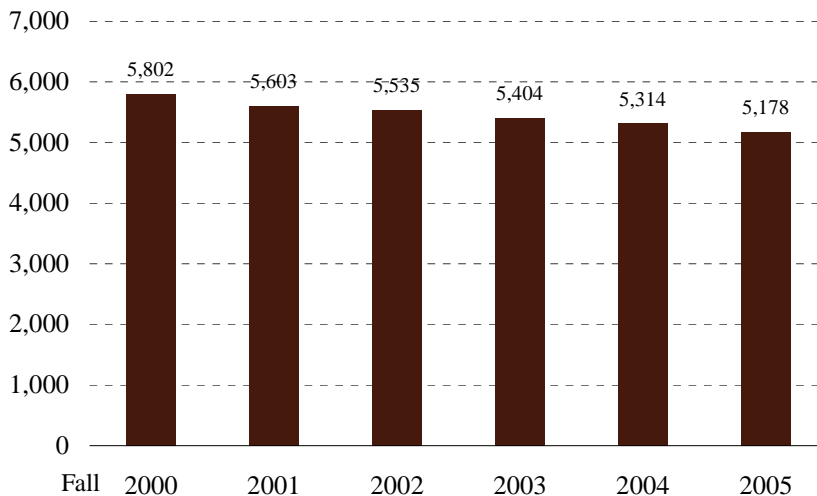


Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2005, total K-12 public school enrollment for schools within the city decreased by 484 (6.4 percent) to 7,062 students.

**K-6 Student Enrollment  
2000 - 2005**

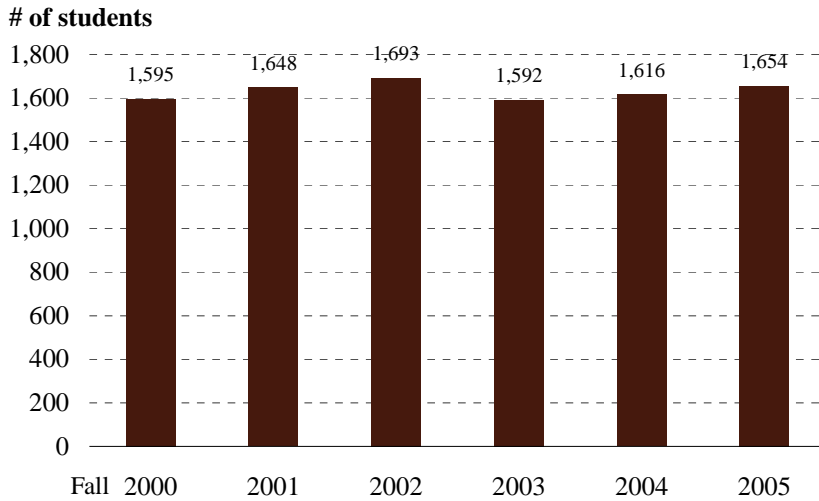
# of students



Source: National Center for Education Statistics, 2000-2005

- Total number of public elementary school enrollment in the city declined between 2000 and 2005 by 624 students, or 11 percent.

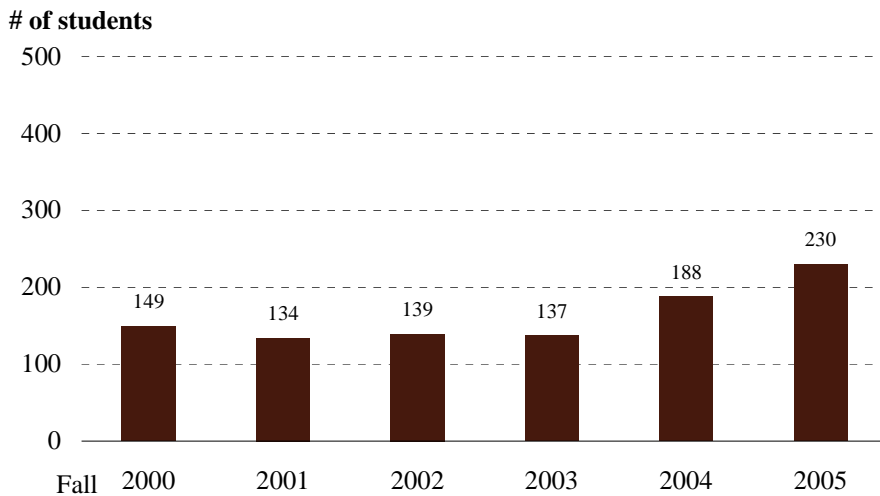
### Grades 7-9 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2002, total public school enrollment for grades 7-9 increased by about 100 students, then declined by about 100 from 2002 to 2003, and then increased again by 62 between 2003 and 2005.

### Grades 10-12 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2003, total public school enrollment for grades 10-12 remained at around 140 students.
- Between 2003 and 2005, total student enrollment increased by 68 percent for grades 10-12 in contrast to the 4 percent increase for grades 7-9 and the decline for K-6.

## VIII. References

California Department of Finance, Demographic Research Unit

California Employment Development Department Labor Market Information Division

California State Board of Equalization

Construction Industry Research Board

Claritas Inc.

Data Quick Information System

National Center for Education Statistics

U.S. Census Bureau

## **IX. Acknowledgements**

The preparation of this report was funded in part through grants from the U. S. Department of Transportation – Federal Highway Administration and the Federal Transit Administration. Additional assistance was provided by the California Department of Transportation.