

Profile of the City of San Dimas (Draft)

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

SCAG Regional Council District 38 includes four cities:
Claremont, La Verne, Pomona, and San Dimas
Represented by: **Hon. Paula Lantz**



This project was funded by the Southern California Association of Governments and shared with the City of San Dimas. 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.

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I. Introduction

The purpose of this report is to provide the City of San Dimas 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 San Dimas.

STATISTICAL DATA

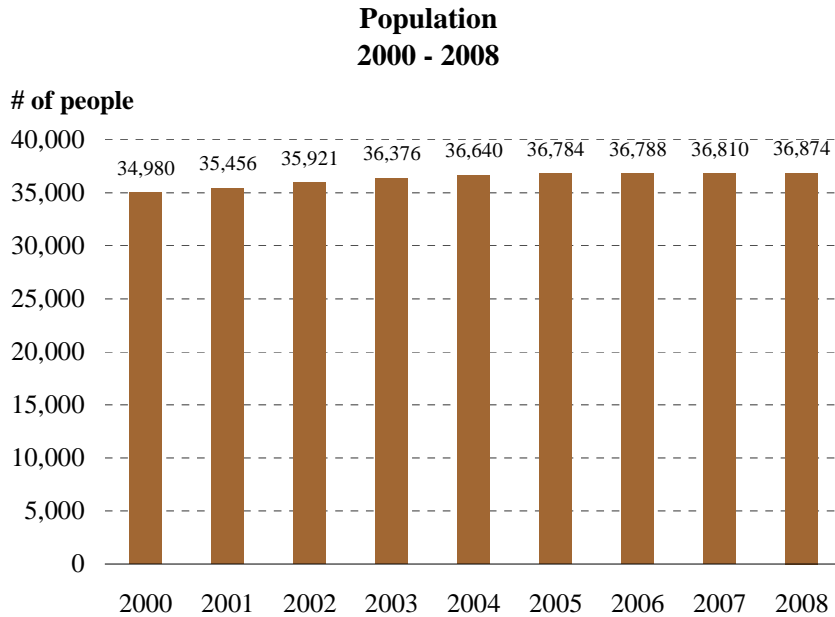
<i>Category</i>	<i>San Dimas</i>	<i>Los Angeles County</i>	<i>San Dimas relative to Los Angeles County</i>	<i>SCAG Region</i>
Population (2008)	36,874	10,363,850	0.4%	18,638,942
Median Age (Yrs) ¹	39.4	33.9	5.5	33.5
White (Non-Hispanic) ¹	58.5%	28.9%	0.7%	35.3%
Asian (Non-Hispanic) ¹	9.8%	12.8%	0.3%	11.3%
Black (Non-Hispanic) ¹	2.8%	8.7%	0.1%	6.8%
American Indian ¹	0.4%	0.3%	0.5%	0.3%
All Other Non-Hispanic ¹	2.8%	2.0%	0.5%	2.3%
Hispanic ¹	25.8%	47.3%	0.2%	43.9%
Number of Households (2008)	12,258	3,260,434	0.4%	5,849,833
Number of Housing Units (2008)	12,600	3,403,480	0.4%	6,224,661
Home Ownership Rate ¹	74.0%	49.3%	0.6%	56.5%
Average Household Size (2008)	2.9	3.1	-0.2	3.13
Median Family Income ¹ (\$)	86,999	56,930	30,069	61,901
Median Existing Home Price (2007) (\$)	510,000	540,000	(30,000)	505,000
Number of Jobs (2006)	17,475	4,481,061	0.4%	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.

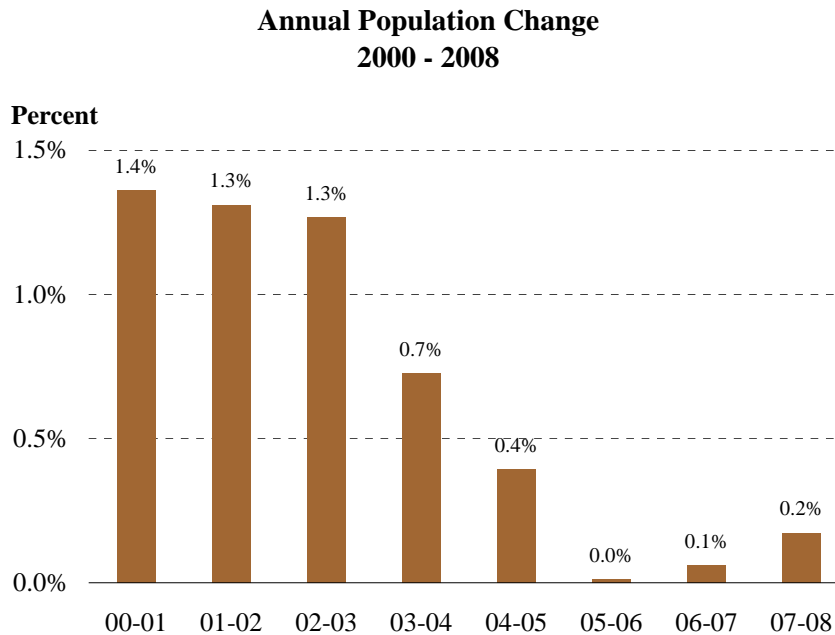
II. Population

Population Growth



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

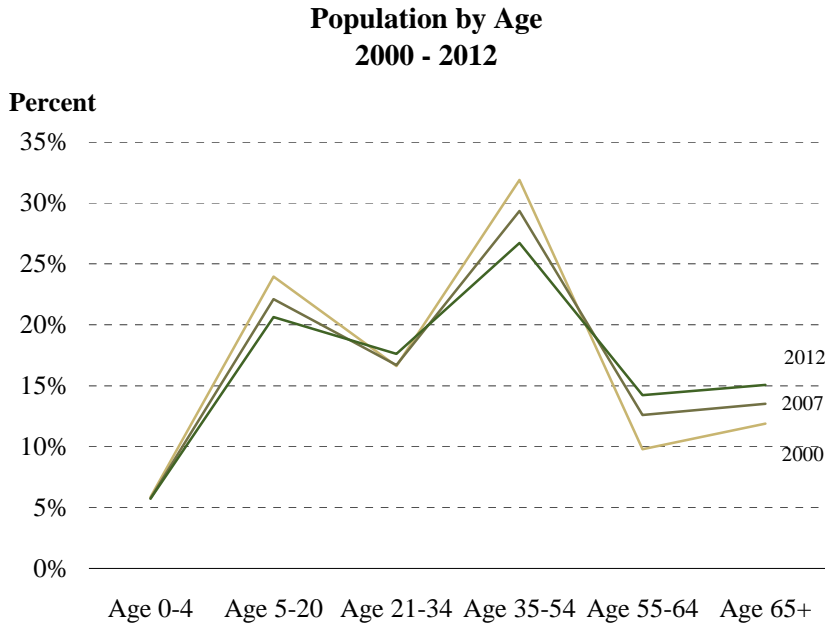
- Between 2000 and 2008, the total population of the city increased by almost 1,900, reaching 36,874 in 2008.
- During this 8-year period, the city's population growth rate of 5.4 percent was well below the Los Angeles County rate of 8.9 percent.
- In 2008, the city was ranked as the 51st most populous city in Los Angeles County out of 88 cities.



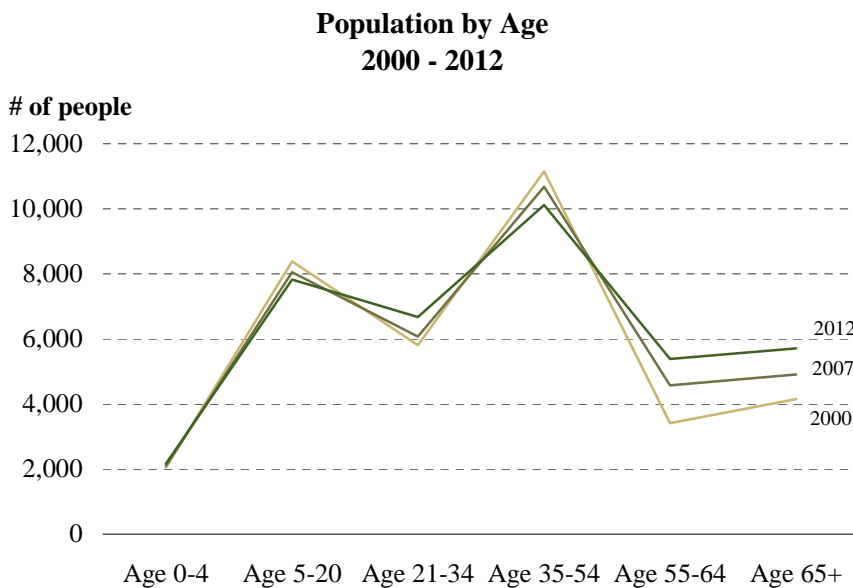
Source: California Department of Finance, E-5, May 2008

- After stable annual population change between 2001 and 2003, population growth began to decrease during the 2003 – 2004 period.

Population by Age



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



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

- Between 2000 and 2012, the population in San Dimas continues to be dominated by the middle-aged working cohort (35 – 54 years old) and the school-age populations (5 to 20 years old). Together, they are projected to account for 47 percent of the total population in 2012, decreasing from 56 percent in 2000.

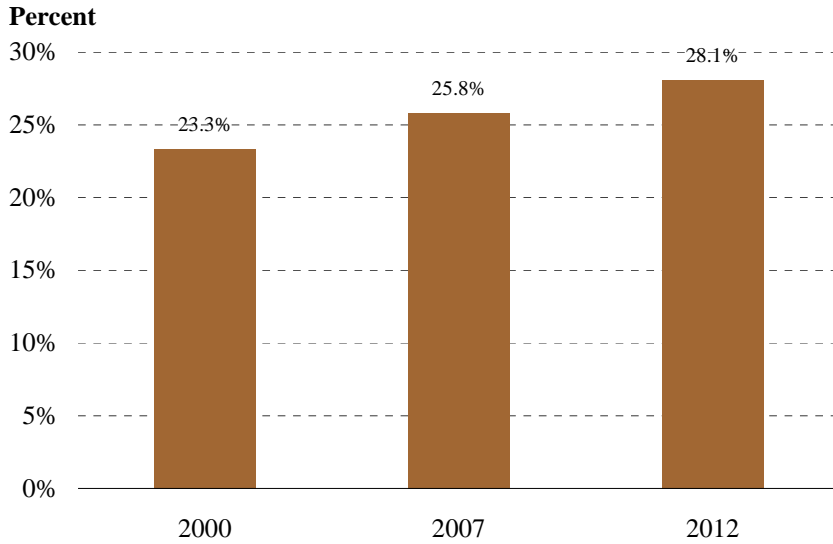
- Between 2000 and 2012, the share of population between ages 55 and 64 is projected to increase from 10 percent to almost 14 percent, reflecting primarily the aging of the baby boomers.

- During this 12-year period, the share of the age cohort (21 – 34 years old), is also projected to increase slightly from 17 percent to 18 percent.

- As to the population by age group, those aged 55 and older are projected to increase. Specifically, between 2000 and 2012, the population group ages 55 and over are projected to increase by more than 3,500.

Population by Race/Ethnicity

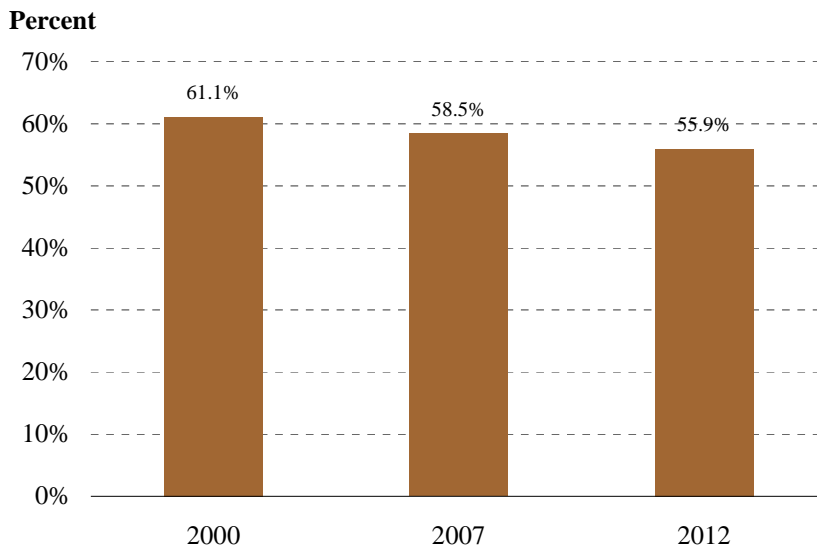
Hispanic or Latino of Any Race 2000 - 2012



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 increased from 23.3 to 25.8 percent, significantly below the county share of 47.3 percent in 2007. Hispanics are the fastest growing ethnic group in the city and their population share is projected to further increase to 28 percent in 2012.

White (Non-Hispanic) 2000 - 2012

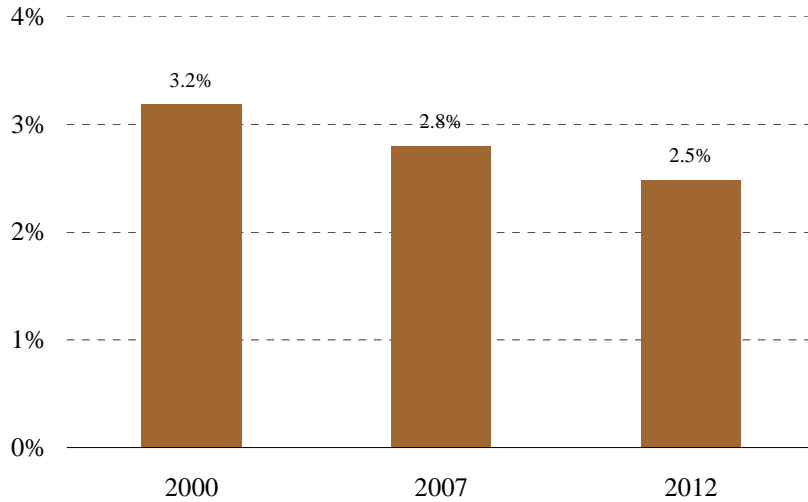


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- 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 Hispanic and Asian) has been increasing and is projected to continue to rise through 2012.

Black (Non-Hispanic) 2000 - 2012

Percent

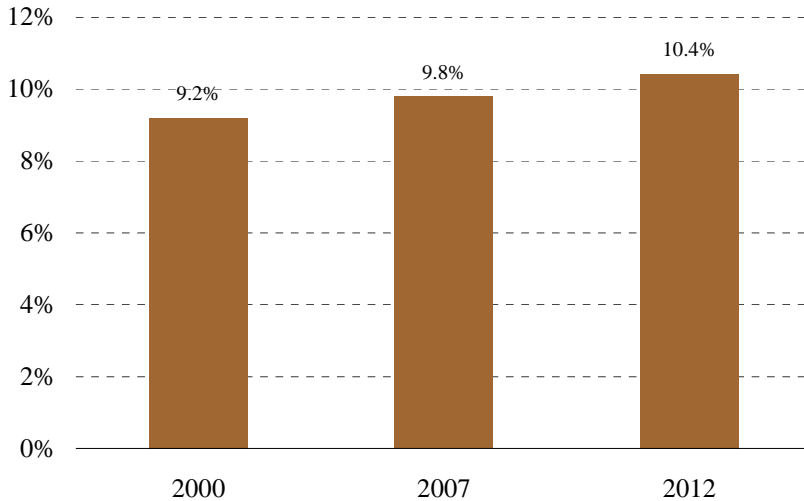


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of non-Hispanic Black population in the city decreased very slightly from 3.2 to 2.8 percent, which was below the county share of 8.7 percent in 2007.

Asian (Non-Hispanic) 2000 - 2012

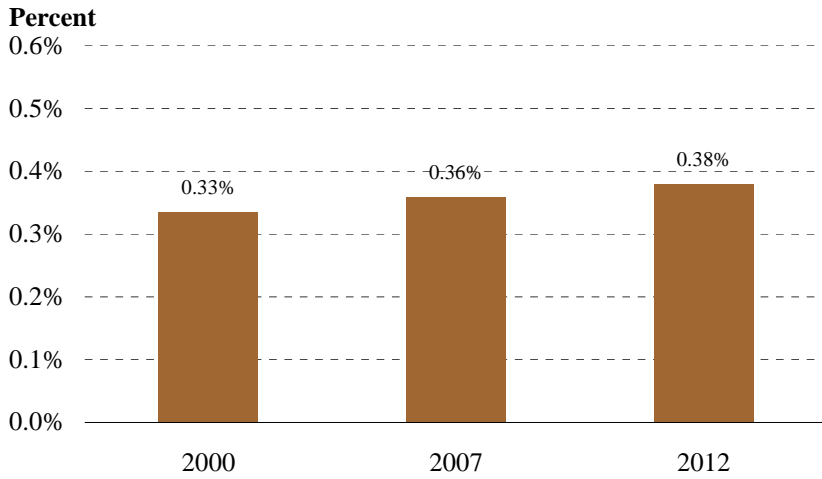
Percent



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

- The share of the Asian population in the city increased from 9.2 percent in 2000 to almost 9.8 percent in 2007, below the county share of 12.8 percent. Asian population in the city is projected to further increase to 10.4 percent in 2012.

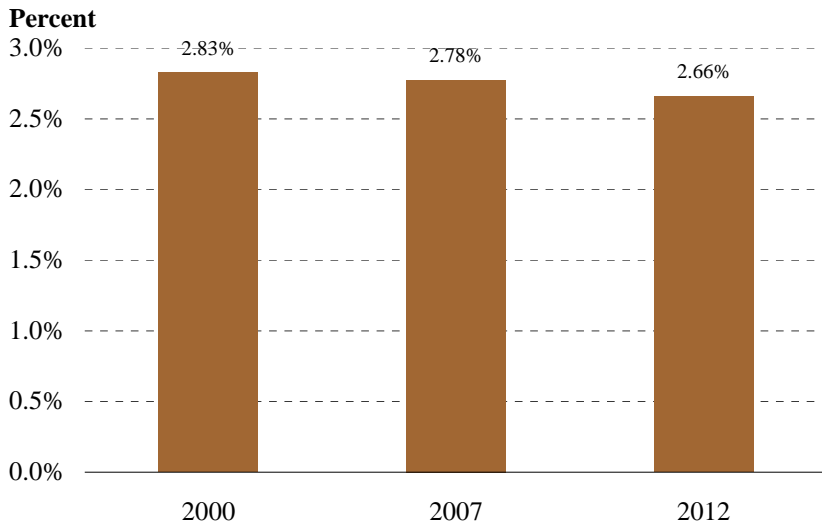
**American Indian (Non-Hispanic)
2000 - 2012**



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 San Dimas is estimated to stay stable at around 0.4 percent.

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



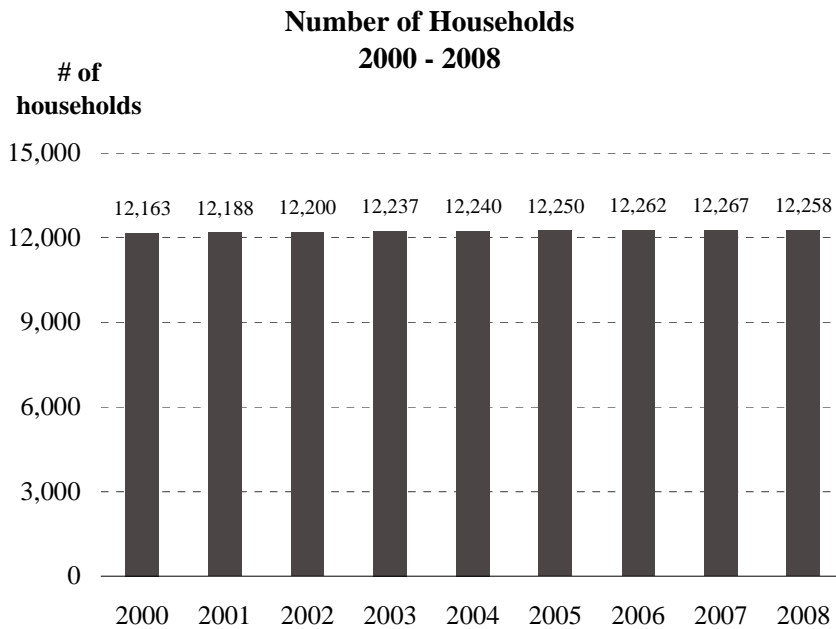
Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of all other non-Hispanic population group is also estimated to stay stable at about 3 percent.

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III. Households

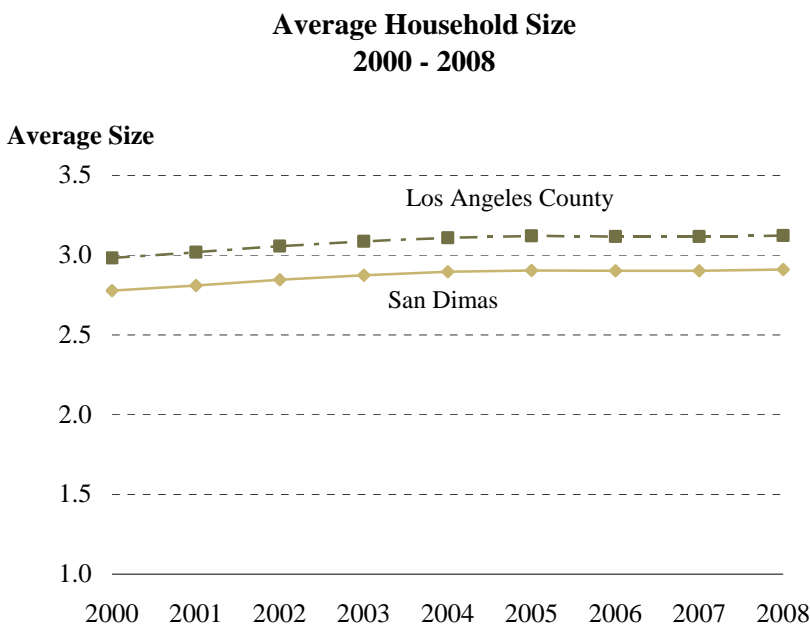
Number of Households



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

- Between 2000 and 2008, the total number of households in the city increased by 95, or 0.8 percent, much lower than its population growth rate of 5.4 percent.
- During this 8-year period, the city's household growth rate of 0.8 percent was lower than the county rate of 4.0 percent.

Average Household Size

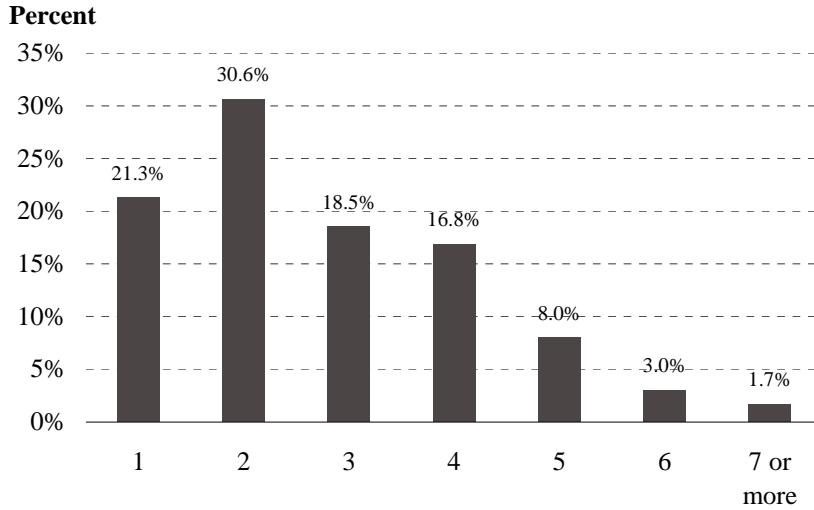


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 2.9, 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

**Households by Household Size
2007**

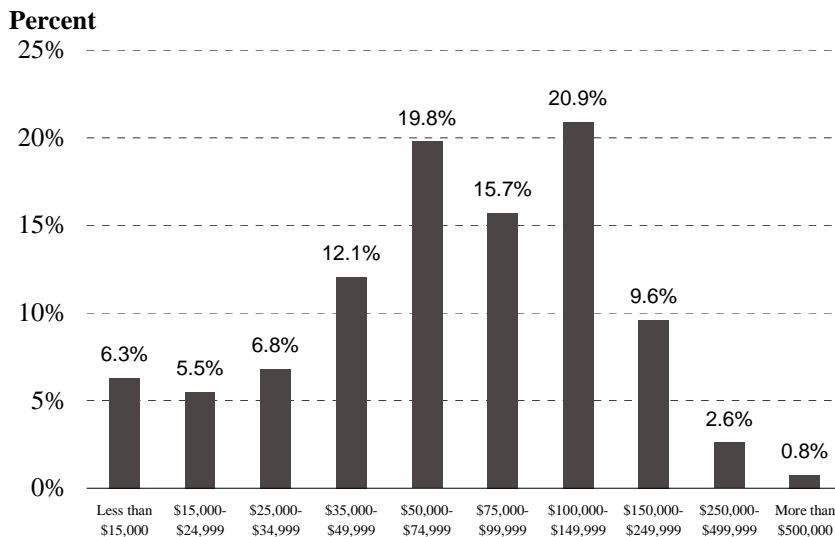


Source: Claritas Inc., 2007

- Close to 70 percent of all San Dimas households have 3 people or fewer.
- About 21 percent of the households are single-person households, much lower than the county share of 26 percent.
- 13 percent of all households in the city have at least 5 people.

Households by Income

**Households by Household Income
2007**



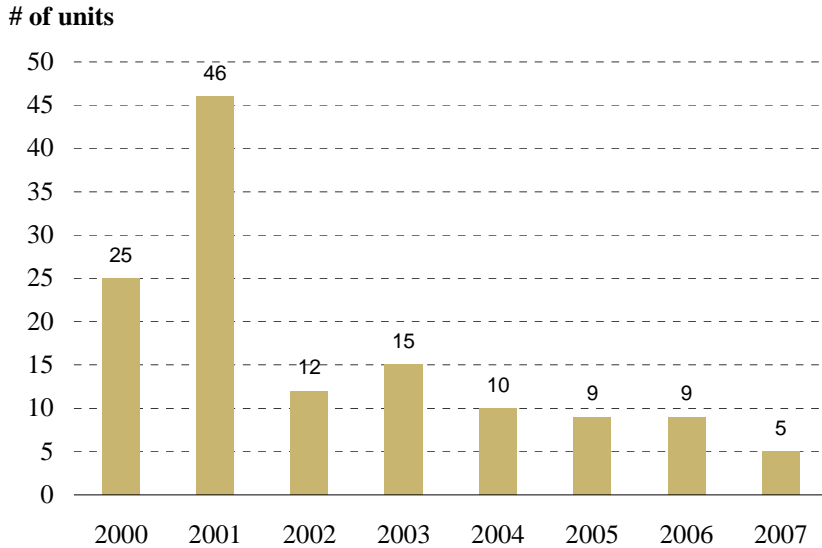
Source: Claritas Inc., 2007

- In 2007, about 19 percent of households earned less than \$50,000.
- More than one third of the households earned between \$50,000 and \$100,000.

IV. Housing

Housing Production

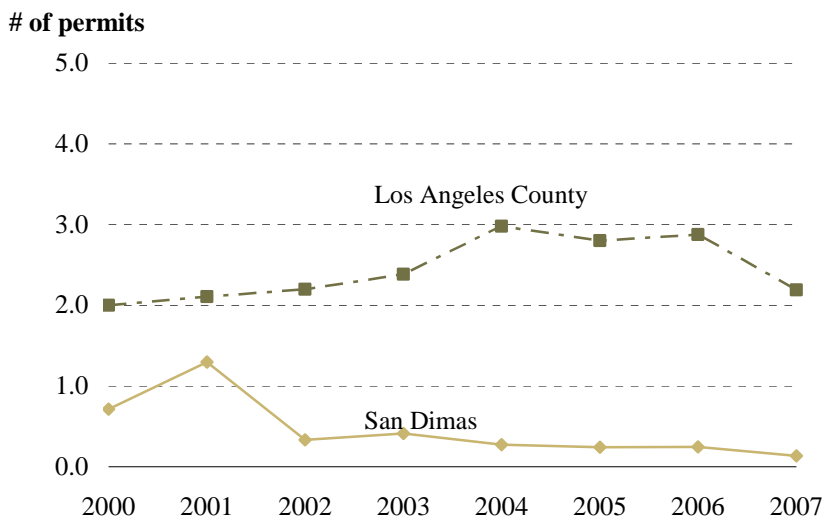
**Residential Permits Issued
2000 - 2007**



Source: Construction Industry Research Board, 2000-2007

- Between 2000 and 2007, 131 new residential units were permitted. 35 percent of these were permitted in 2001.

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



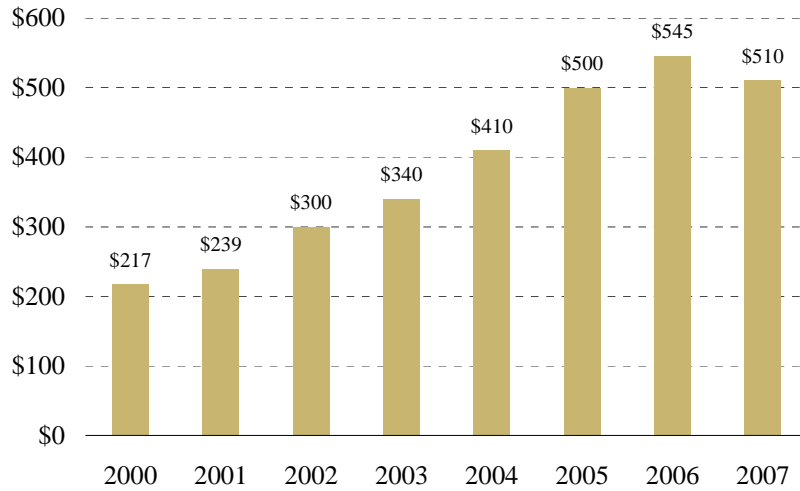
Source: Construction Industry Research Board, 2000-2007 and SCAG

- 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

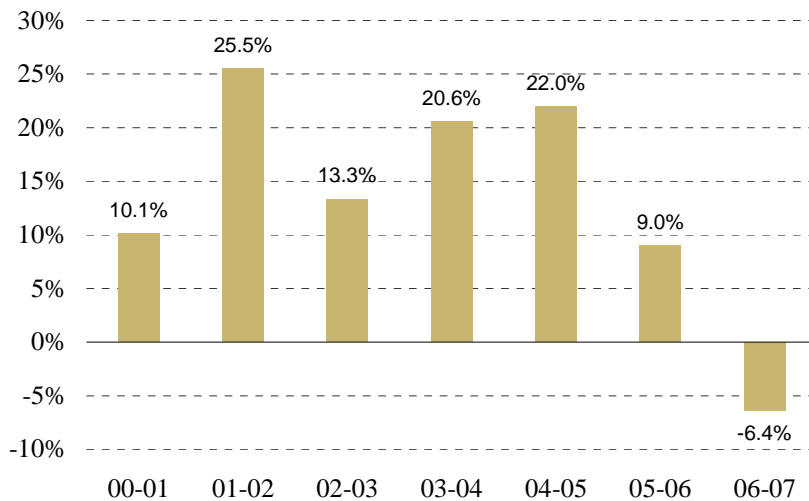


Source: Data Quick, 2008

- Between 2000 and 2007, median home sale prices more than doubled, jumping from \$217,000 to almost \$510,000.
- In 2007, the median home price in San Dimas was \$510,000, \$30,000 lower than that in Los Angeles County.

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

Percent

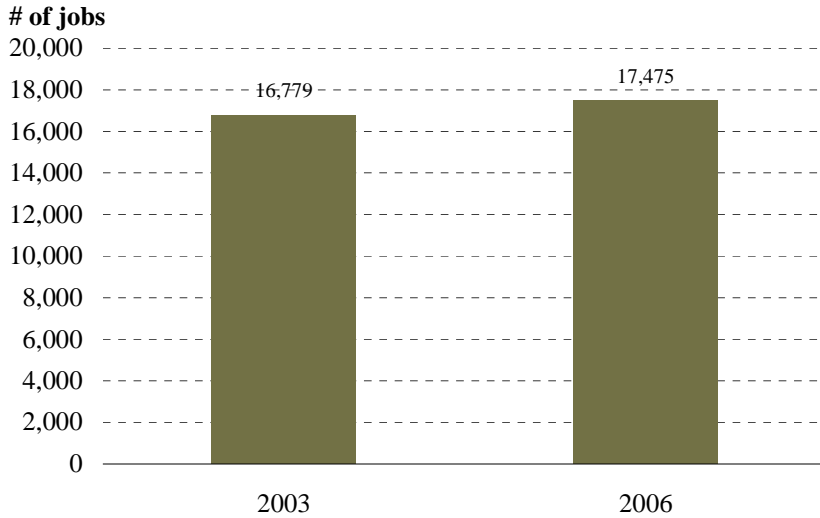


Source: Data Quick, 2008

- Between 2001 and 2005, annual home price appreciation rates were between 10 and 26 percent.
- In sharp contrast, median home price dropped to negative 6 percent between 2006 and 2007.

V. Employment

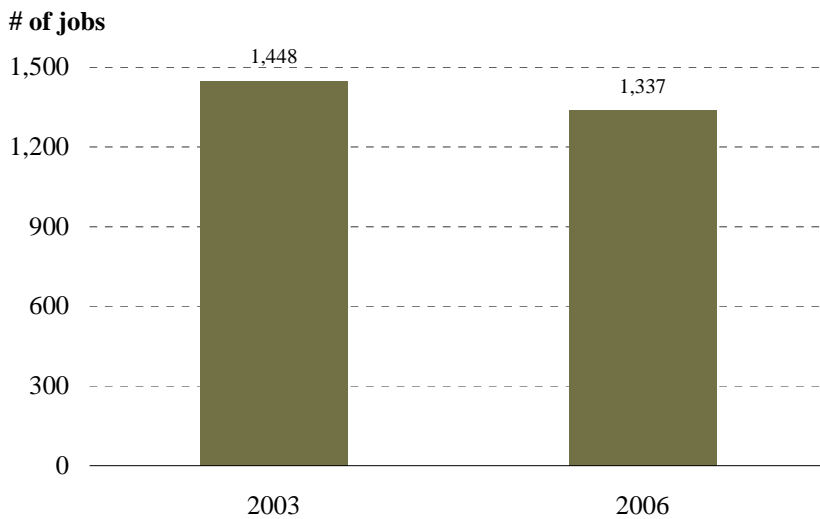
**Total Jobs
2003 and 2006**



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

- In 2006, total jobs in San Dimas reached 17,475, about 4.1 percent greater than its 2003 level. The job growth rate 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.

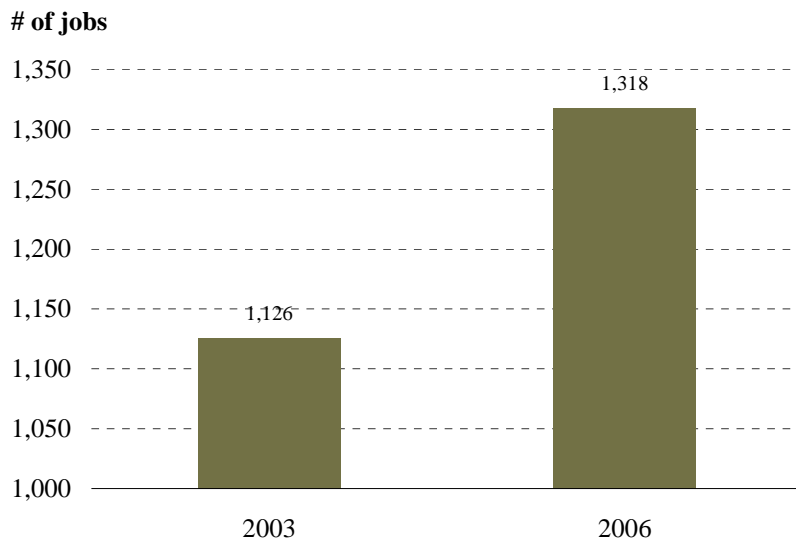
**Jobs in Manufacturing
2003 and 2006**



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

- Between 2003 and 2006, the number of manufacturing jobs in San Dimas 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 about 192, or 17.0 percent.

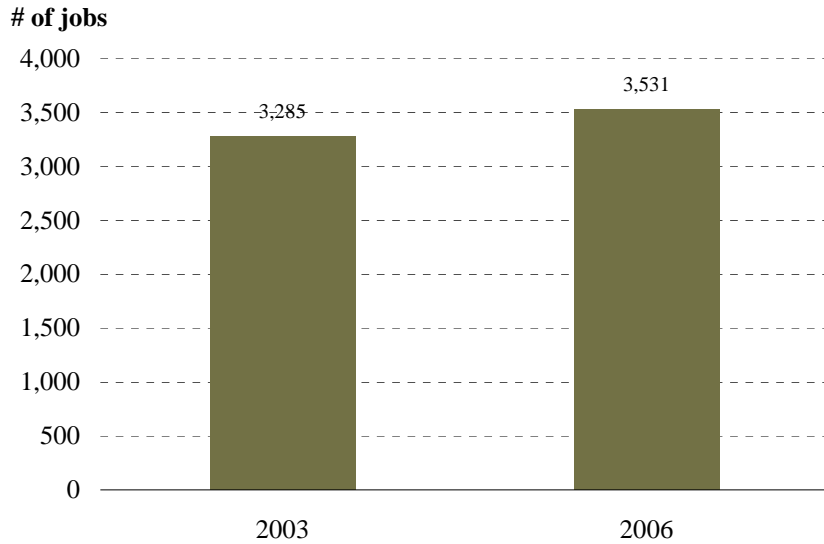
Jobs in Retail Trade 2003 and 2006



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

- Between 2003 and 2006, the number of retail trade jobs in the city increased from 1,912 to 2,027, or 6.0 percent.

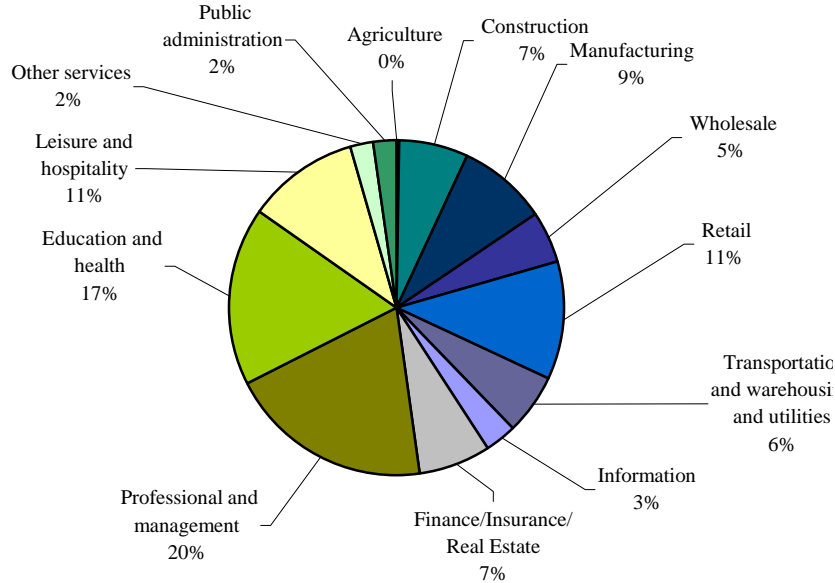
Jobs in Professional and Management 2003 and 2006



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 about 246.

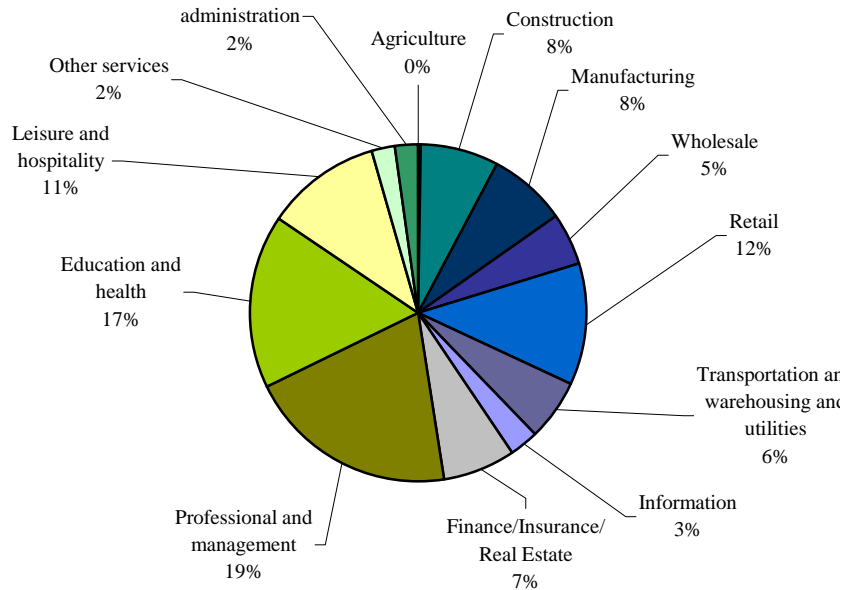
**Jobs by Sectors
2003**



- 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 professional and management jobs declined from 20 percent to 19 percent while the share of construction jobs increased from 7 to 8 percent.

Source: California Employment Development Department, 2003 and SCAG

**Jobs by Sectors
2006**

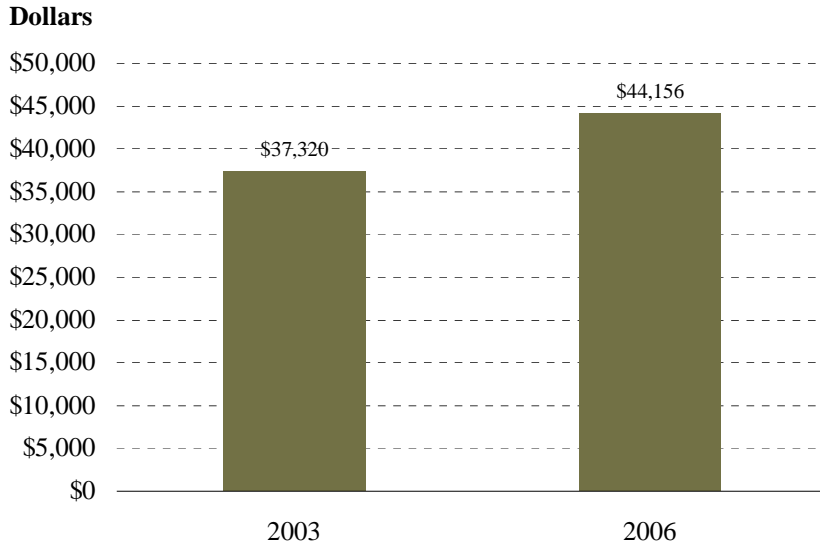


- In 2006, the professional and management sector remained the largest sector, accounting for 19 percent of total jobs in the city.
- Other large sectors included education and health services (17 percent), retail (12 percent) and leisure and hospitality (11 percent).

Source: California Employment Development Department, 2006 and SCAG

Average Salaries

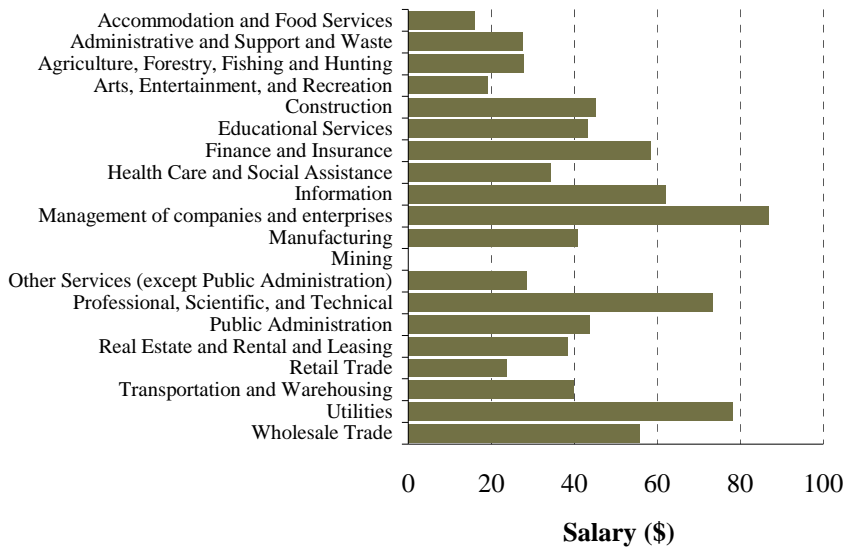
**Average Annual Salary per Job
2003 and 2006**



- Average salaries per job in the city increased from \$37,320 in 2003 to \$44,166 in 2006, an 18 percent increase, which was above 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)**

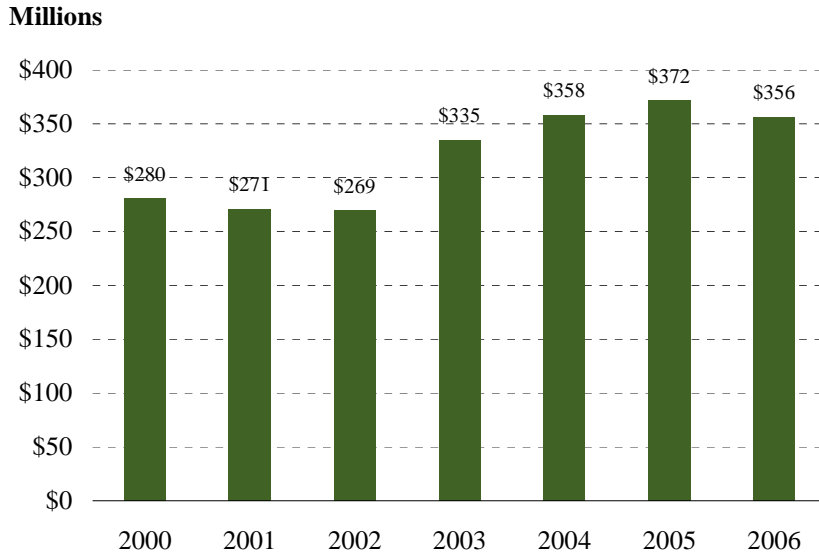


- In 2006, the sector providing the highest salary per job in San Dimas was Management of companies and enterprises (\$86,896).
- The Accommodation and Food Services sector provided the lowest annual salary per job (\$16,024).

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

VI. Retail Sales

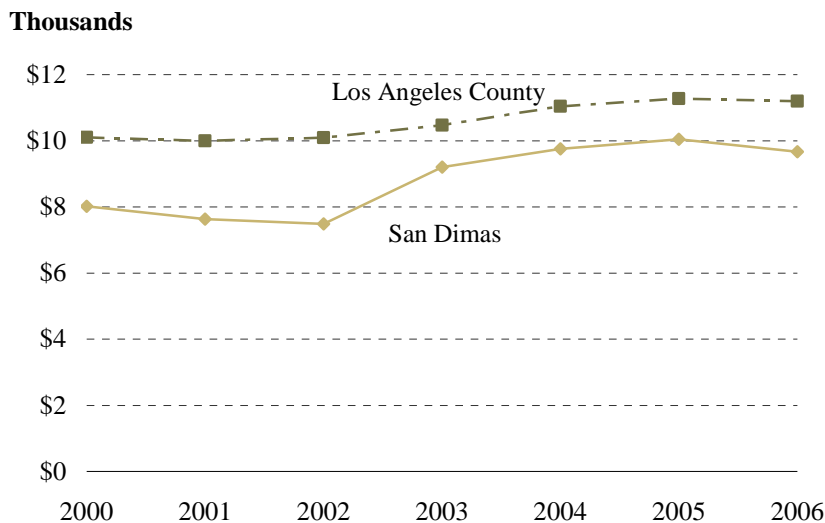
Real Retail Sales
2000 - 2006 (in 2006 \$)



- Real (inflation adjusted) retail sales saw a net increase of 27 percent between 2000 and 2006.

Source: California Board of Equalization, 2000-2006

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



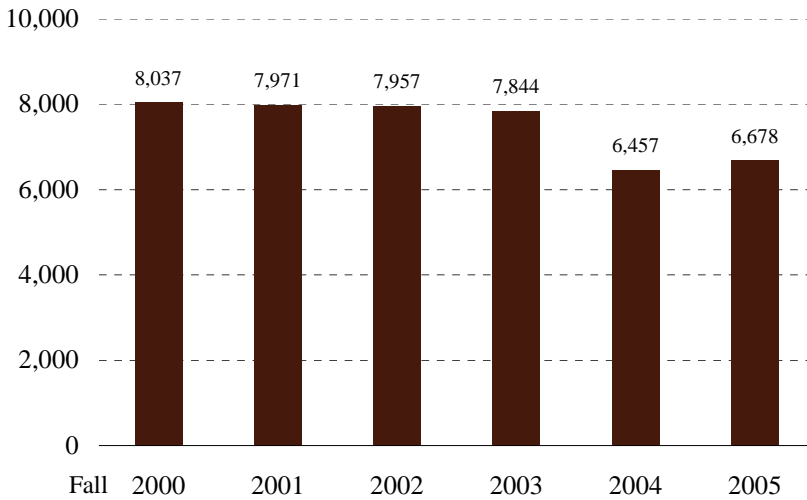
- Between 2000 and 2006, real retail sales per person for the city increased from \$8,018 to \$9,662, somewhat mirroring the trend of the county.

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

VII. Education

K-12 Student Enrollment 2000 - 2005

of students

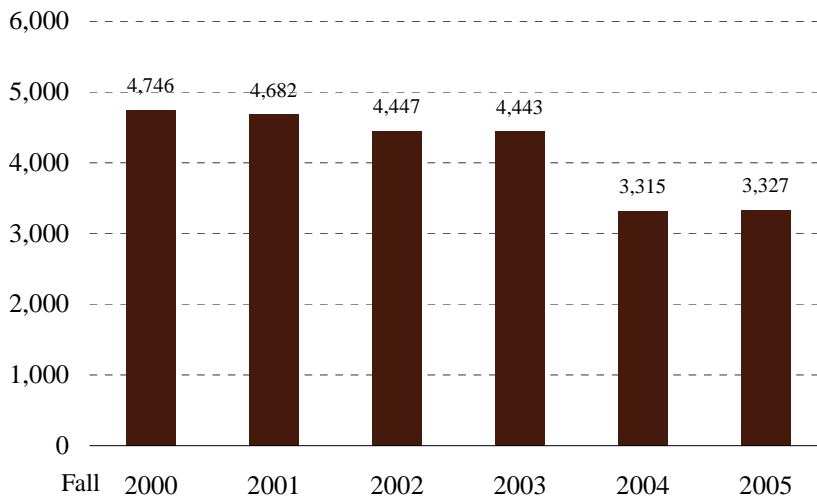


Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2005, total K-12 public school enrollment for schools within the city decreased by over 1,350 (17 percent) to 6,678 students.

K-6 Student Enrollment 2000 - 2005

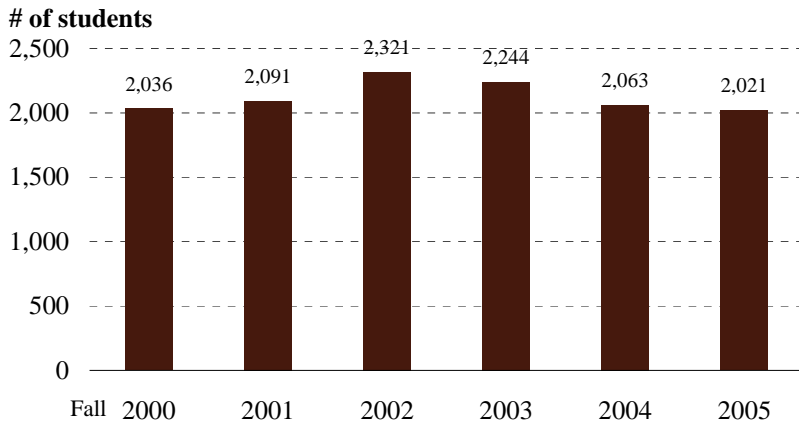
of students



Source: National Center for Education Statistics, 2000-2005

- Total number of public elementary school enrollment in the city was generally stable between 2000 and 2003.
- Between 2003 and 2005, total public elementary school enrollment declined by about 1,116 students, or 25 percent.

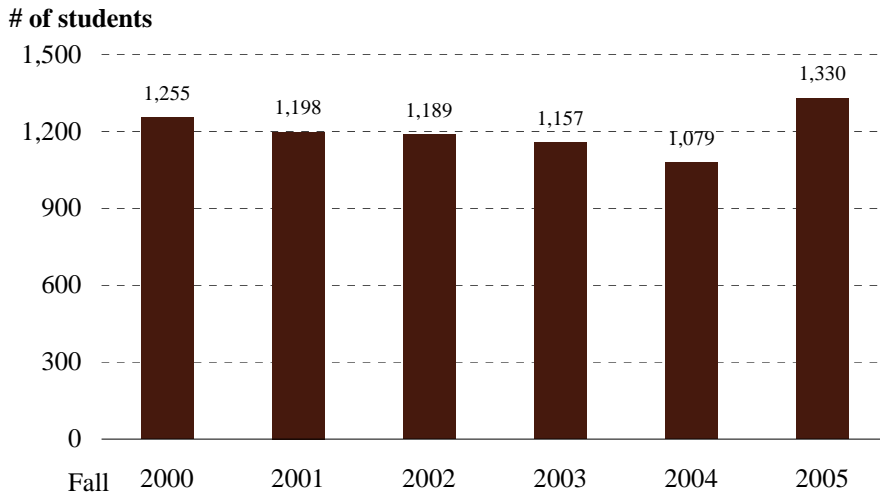
**Grades 7-9 Student Enrollment
2000 - 2005**



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2002, total public school enrollment for grades 7-9 increased by over 280 (14 percent) students, and then declined by about 13 percent from 2002 to 2005.

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



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2004, total public school enrollment for grades 10-12 decreased by 176 students (14 percent) before jumping up 23 percent in 2005.

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.