

Profile of the City of South El Monte (Draft)

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

SCAG Regional Council District 32 includes three cities:
El Monte, Rosemead, and South El Monte
Represented by: **Hon. Margaret Clark**



This project was funded by the Southern California Association of Governments and shared with the City of South El Monte. 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 South El Monte 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 South El Monte.

STATISTICAL DATA

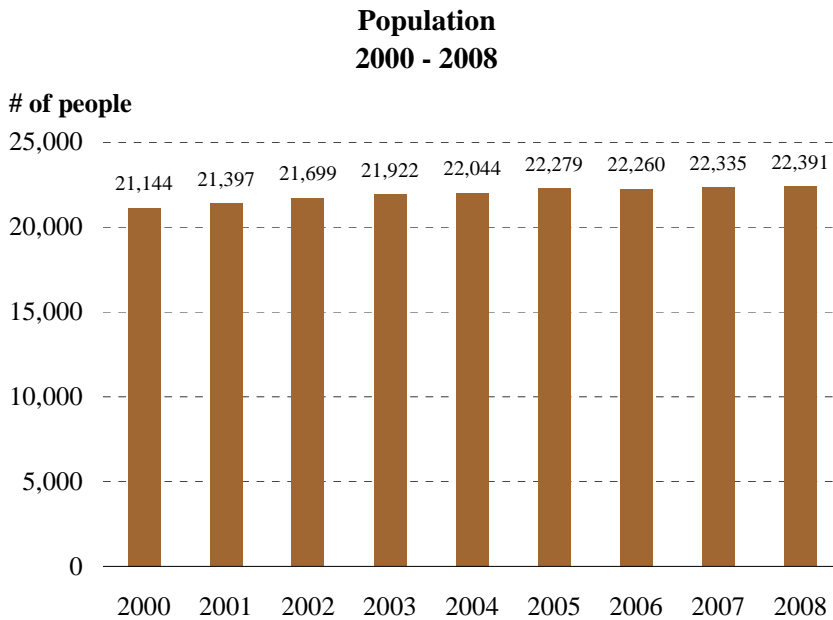
<i>Category</i>	<i>South El Monte</i>	<i>Los Angeles County</i>	<i>South El Monte relative to Los Angeles County</i>	<i>SCAG Region</i>
Population (2008)	22,391	10,363,850	0.2%	18,638,942
Median Age (Yrs) ¹	28.6	33.9	-5.3	33.5
White (Non-Hispanic) ¹	3.6%	28.9%	0.0%	35.3%
Asian (Non-Hispanic) ¹	10.2%	12.8%	0.2%	11.3%
Black (Non-Hispanic) ¹	0.1%	8.7%	0.0%	6.8%
American Indian ¹	0.3%	0.3%	0.3%	0.3%
All Other Non-Hispanic ¹	0.6%	2.0%	0.1%	2.3%
Hispanic ¹	85.2%	47.3%	0.4%	43.9%
Number of Households (2008)	4,669	3,260,434	0.1%	5,849,833
Number of Housing Units (2008)	4,774	3,403,480	0.1%	6,224,661
Home Ownership Rate ¹	48.6%	49.3%	0.1%	56.5%
Average Household Size (2008)	4.8	3.1	1.7	3.13
Median Family Income ¹ (\$)	42,080	56,930	(14,850)	61,901
Median Existing Home Price (2007) (\$)	494,250	540,000	(45,750)	505,000
Number of Jobs (2006)	16,147	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.

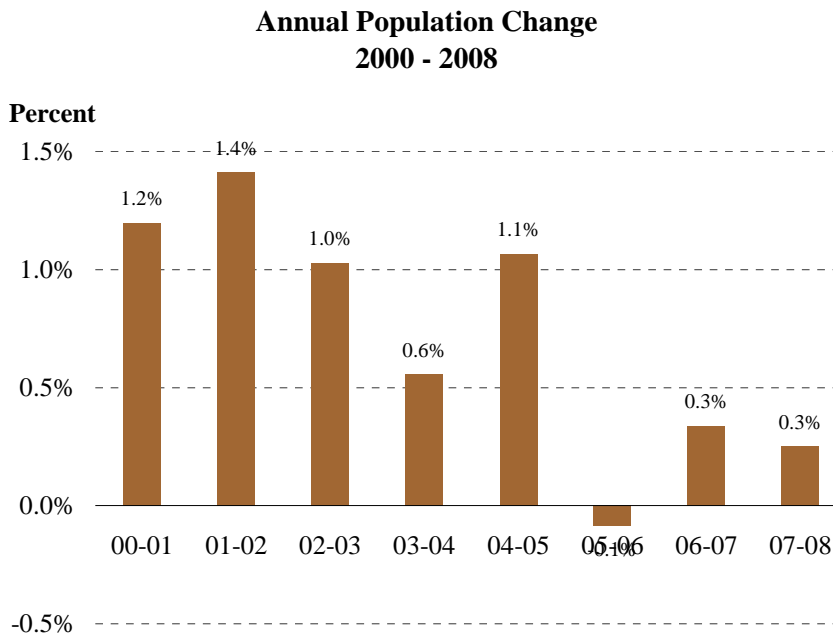
II. Population

Population Growth



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

- Between 2000 and 2008, the total population of the city increased by about 1200, reaching 22,391 in 2008.
- During this 8-year period, the city's population growth rate of 5.9 percent was below the Los Angeles County rate of 8.9 percent.
- In 2008, the city was ranked as the 65th most populous city (out of 88 cities) in Los Angeles County.

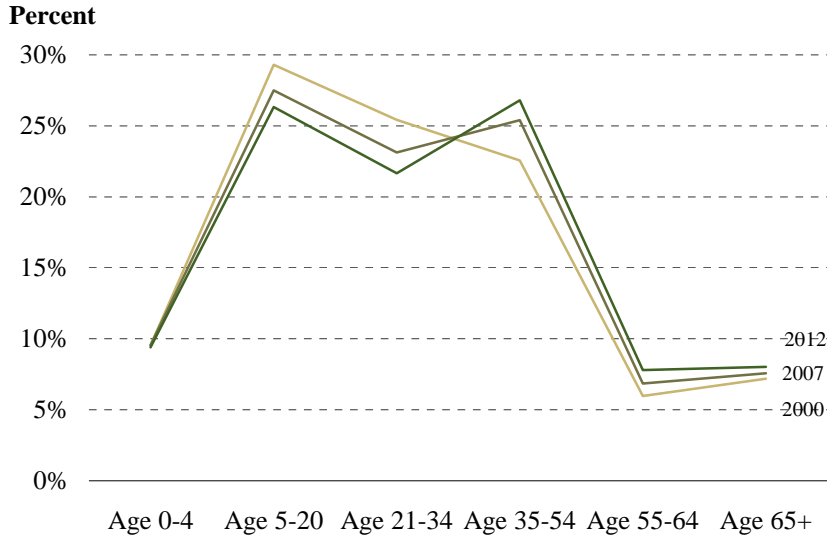


Source: California Department of Finance, E-5, May 2008

- After somewhat steady growth between 2000 and 2004, population growth slowed significantly between 2004 and 2006.
- From 2006 to 2008, the city resumed its annual growth rate of approximately 0.3%, or about 65 additional residents per year.

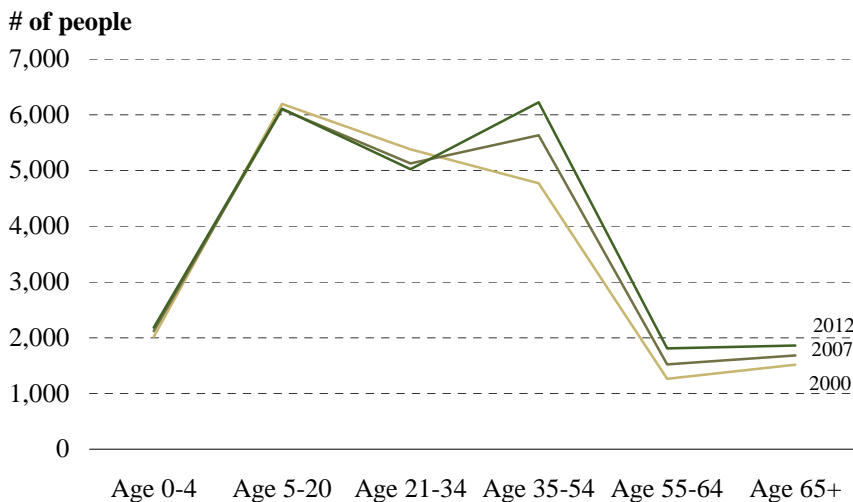
Population by Age

**Population by Age
2000 - 2012**



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

**Population by Age
2000 - 2012**

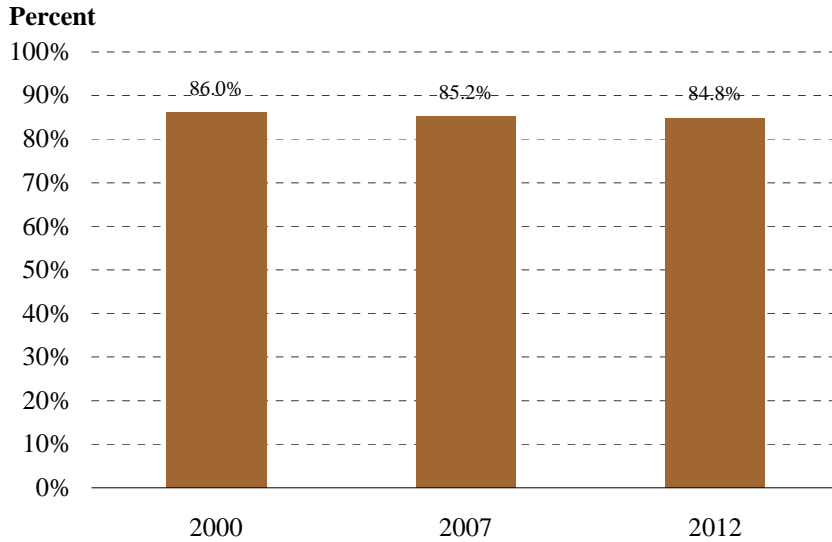


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2012, the population in South El Monte 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 54 percent of the total population in 2012, increasing from 52 percent in 2000.
- Between 2000 and 2012, the share of population between ages 55 and 64 is projected to increase from 7 percent to almost 9 percent, reflecting primarily the aging of the baby boomers.
- During this 12-year period, the share of the age cohort (21 – 34 years old), however, is projected to decrease significantly from 24 percent to 18 percent.
- As to the population by age group, only those aged 35 and older are projected to increase significantly. Specifically, between 2000 and 2012, the population group ages 55 and over are projected to increase by more than 16,000.

Population by Race/Ethnicity

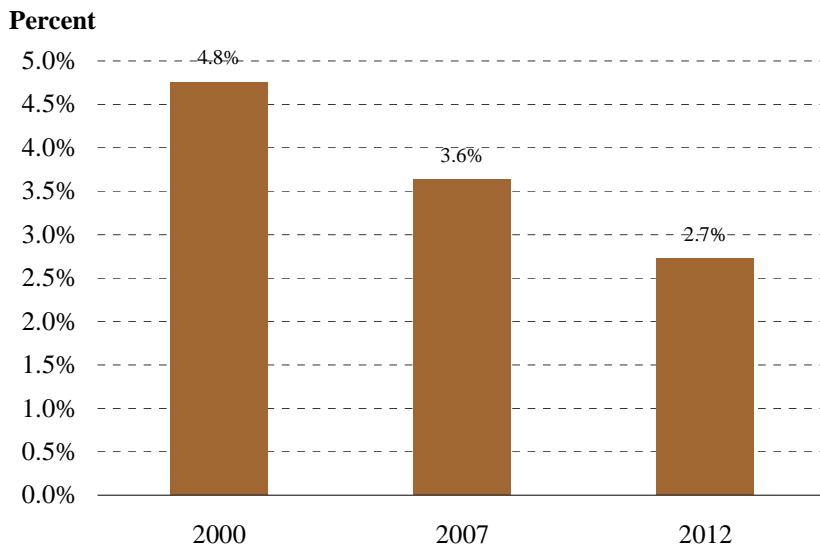
Hispanic or Latino of Any Race 2000 - 2012



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 86 to 85.2 percent, significantly above 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 84.8 percent in 2012.

White (Non-Hispanic) 2000 - 2012

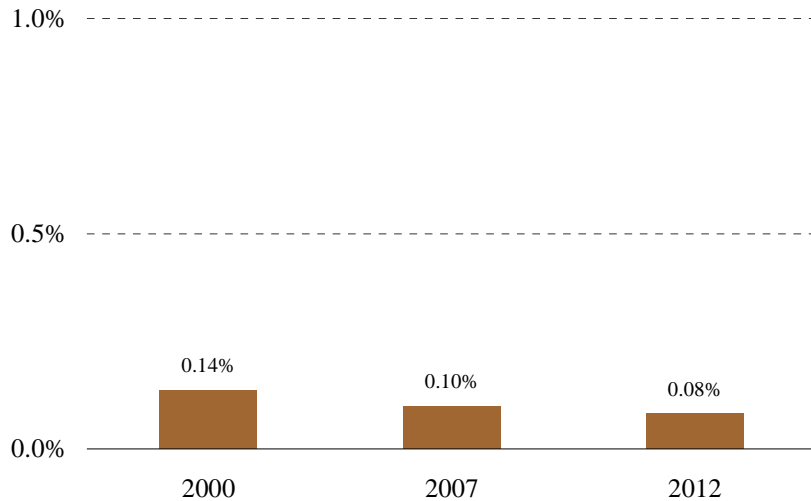


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- 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

Percent

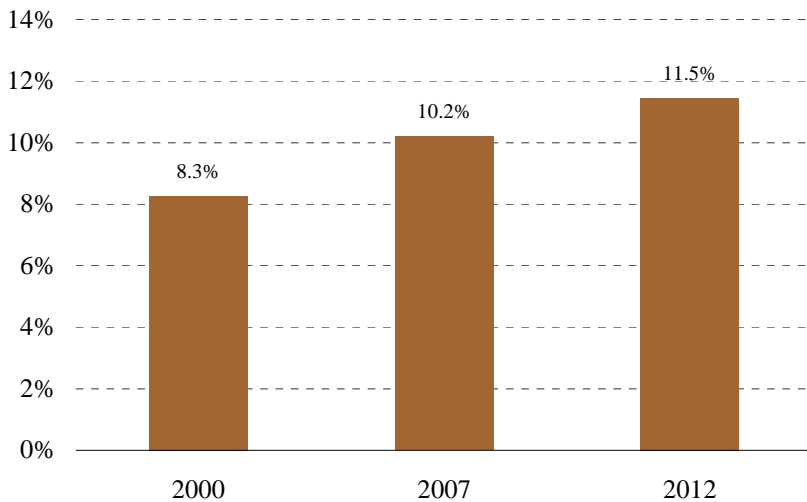


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- Between 2000 and 2007, the share of non-Hispanic Black population in the city stayed around 0.1 percent well below the county share of 8.7 percent in 2007.

Asian (Non-Hispanic) 2000 - 2012

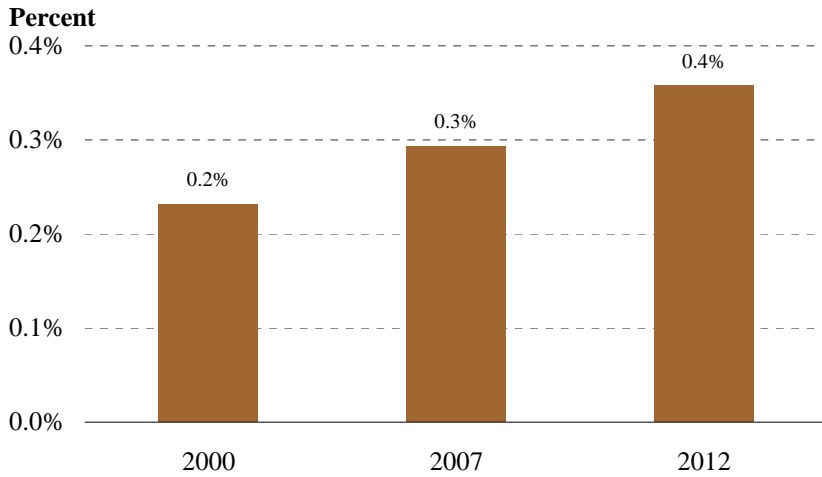
Percent



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

- The share of the Asian population in the city increased from 8.3 percent in 2000 to 10.2 percent in 2007, below the county share of 12.8 percent. The Asian population in the city is projected to further increase to over 11.5 percent in 2012.

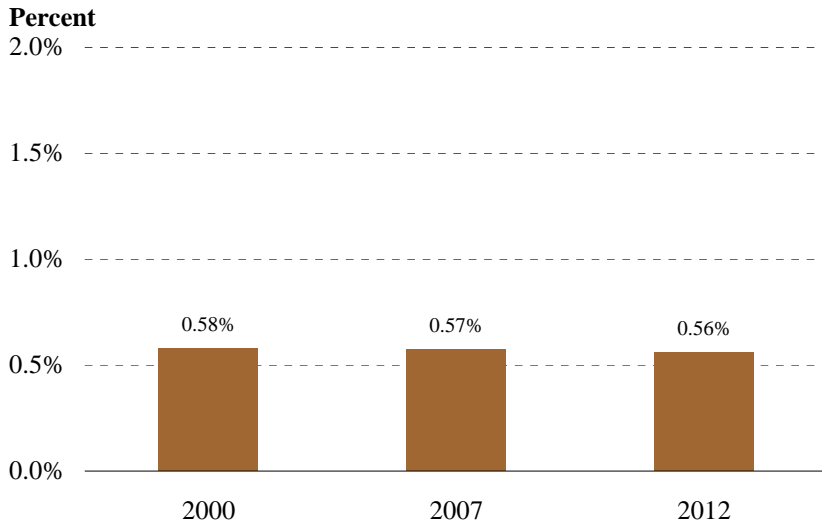
**American Indian (Non-Hispanic)
2000 - 2012**



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 South El Monte is estimated to stay stable at an average of 0.3 percent.

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

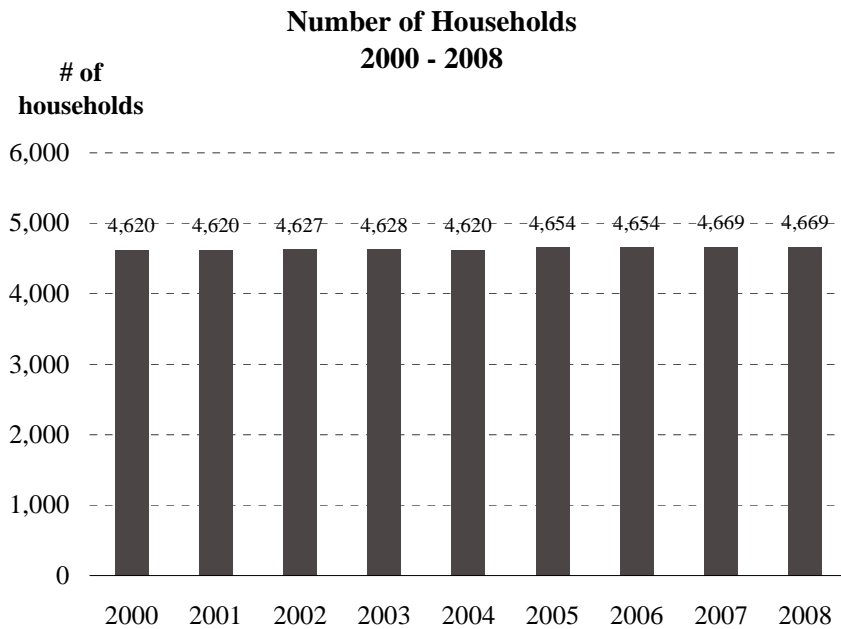


Source: Claritas Inc., 2007 and U.S. Census Bureau: Summary File 1, 2000

- During the 12-year period, the share of the all other non-Hispanic population group is also estimated to stay stable at around 0.6 percent.

III. Households

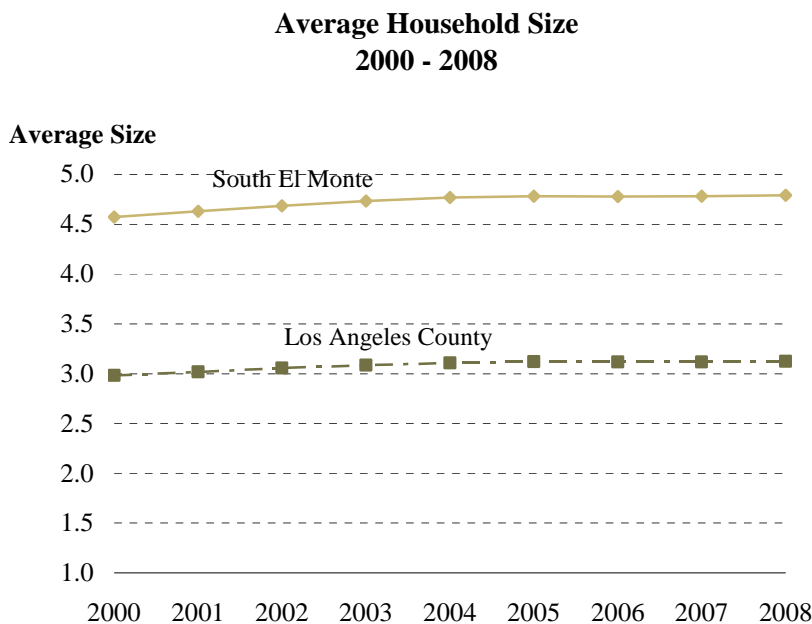
Number of Households



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

- Between 2000 and 2008, the total number of households in the city increased by over 49, or 1.1 percent, much lower than its population growth rate of 5.9 percent.
- During this 8-year period, the city's household growth rate of 1.1 percent was lower than the Los Angeles County rate of 4.0 percent.

Average Household Size

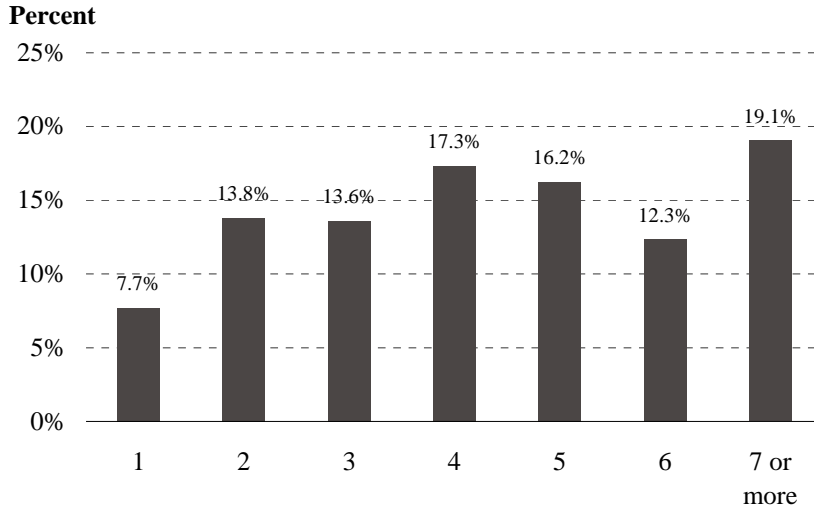


Source: California Department of Finance, E-5, May 2008

- In 2008, the city's average household size was 4.5, 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**

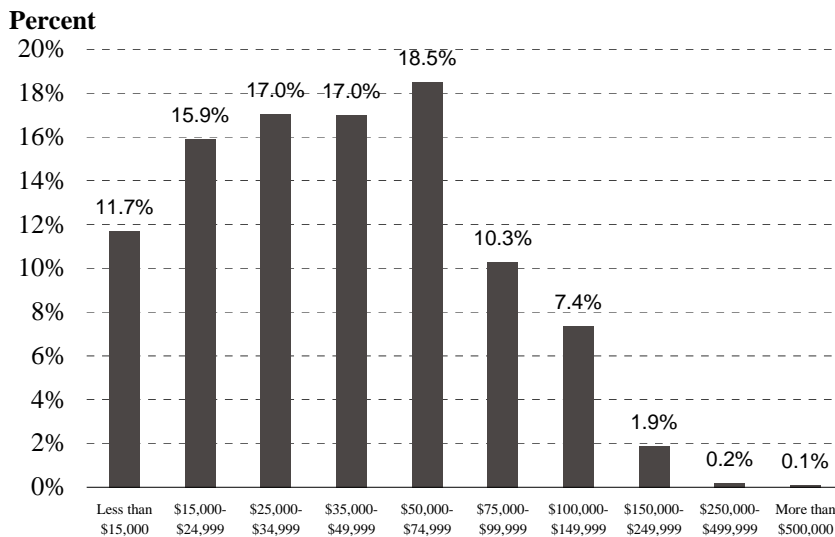


Source: Claritas Inc., 2007

- Close to 35 percent of all South El Monte households have 3 people or fewer.
- About 8 percent of the households are single-person households, much lower than the county share of 26 percent.
- About 48 percent of all households in the city have at least 5 people.

Households by Income

**Households by Household Income
2007**



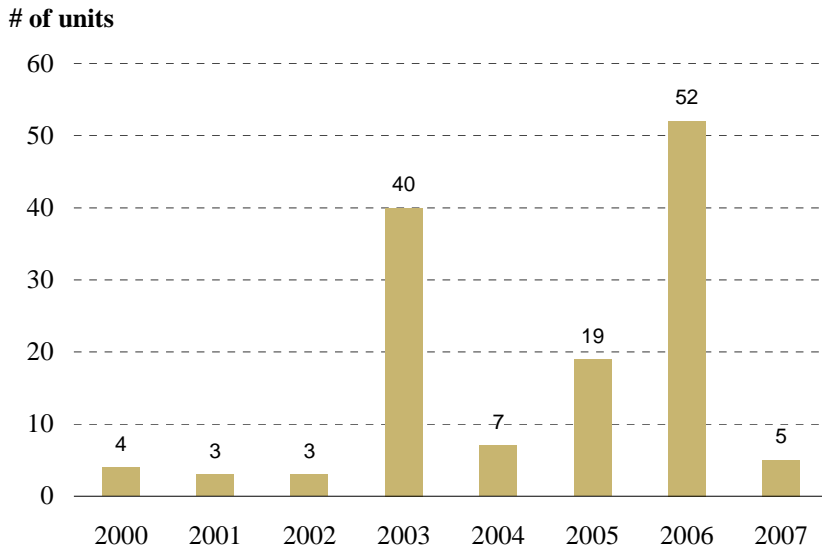
Source: Claritas Inc., 2007

- In 2007, about 62 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

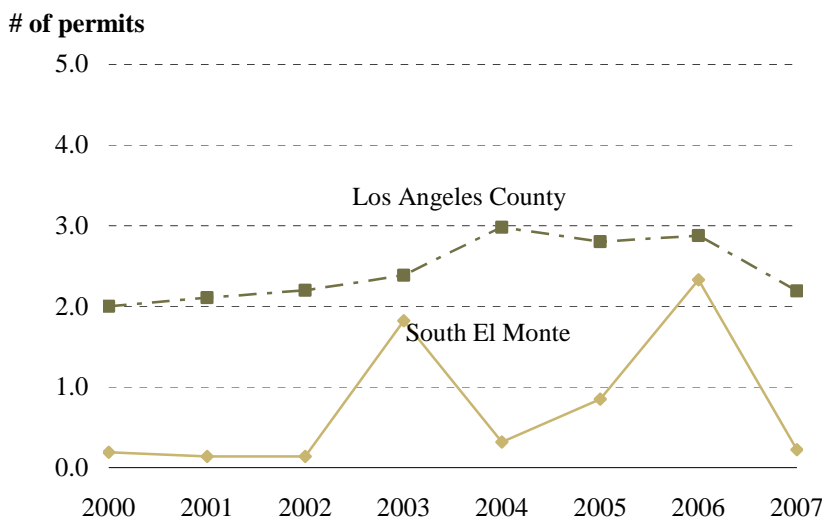
**Residential Permits Issued
2000 - 2007**



Source: Construction Industry Research Board, 2000-2007

- Between 2000 and 2007, 133 new residential units were permitted. However, 57 percent of these were permitted in the last 3 years.

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



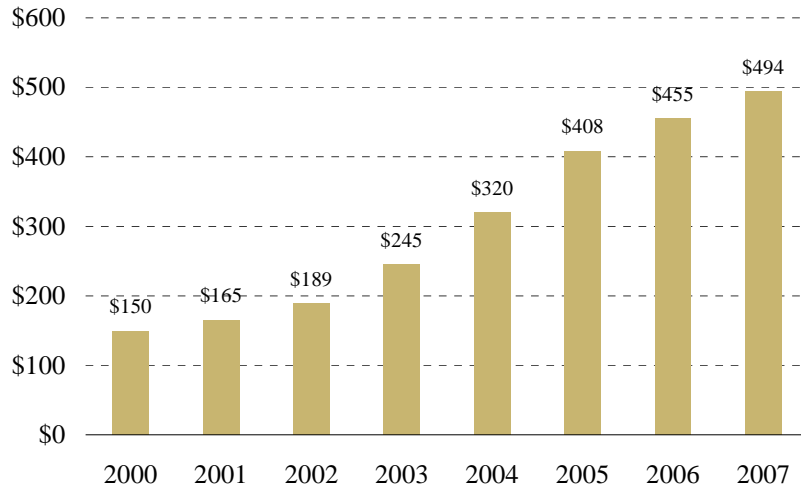
Source: Construction Industry Research Board, 2000-2007 and SCAG

- 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

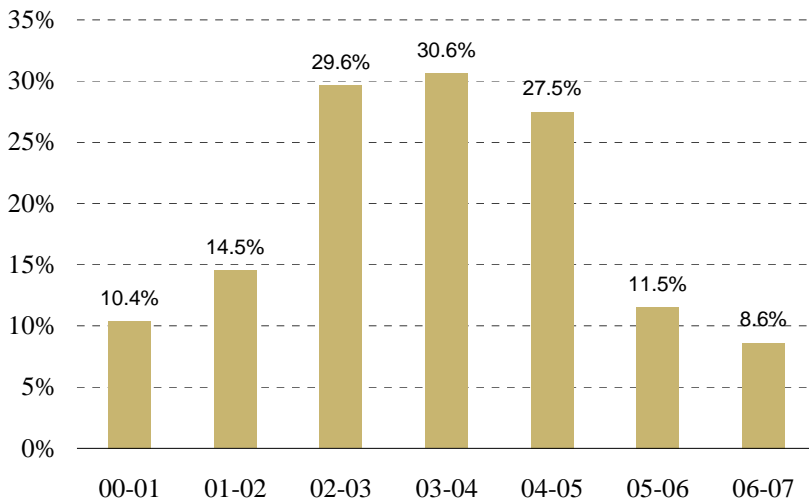


Source: Data Quick, 2008

- Between 2000 and 2006, median home sale prices more than tripled, jumping from \$150,000 to almost \$455,000.
- Median home prices continued to increase between 2005 and 2007.
- In 2007, the median home price in South El Monte was \$550,000, \$10,000 lower than that in Los Angeles County.

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

Percent

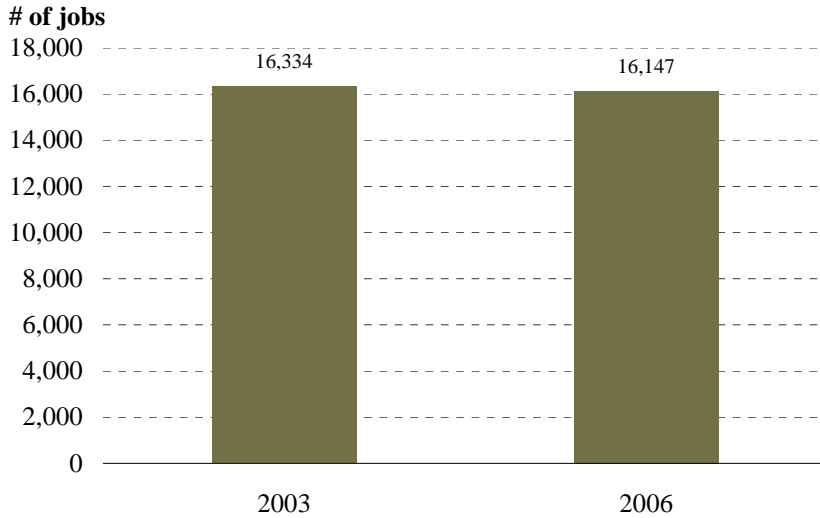


Source: Data Quick, 2008

- Between 2002 and 2005, annual home price appreciation rates hovered around 28 to 30 percent.
- In sharp contrast, median home price appreciation rates dropped to 11 percent in 2006.

V. Employment

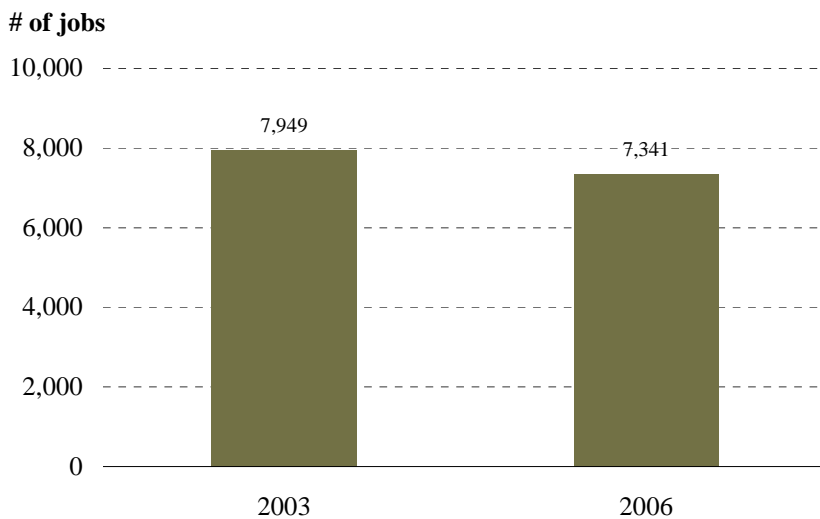
**Total Jobs
2003 and 2006**



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

- In 2006, total jobs in South El Monte fell to 16,147, about 1.1 percent less than its 2003 level. The job growth rate in the city was slightly lower than the 2.6 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 South El Monte dropped by 7.6 percent, about the same as the county as a whole during the same period.

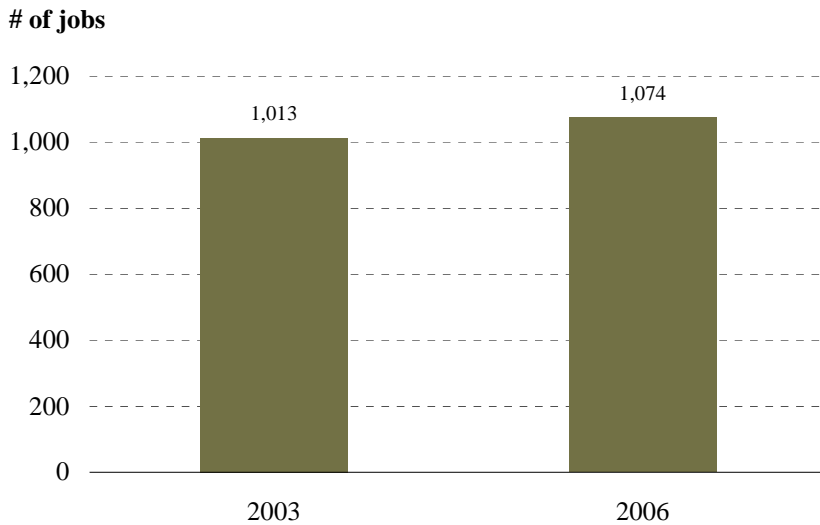
Jobs in Construction 2003 and 2006



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 138 or 16.9 percent.

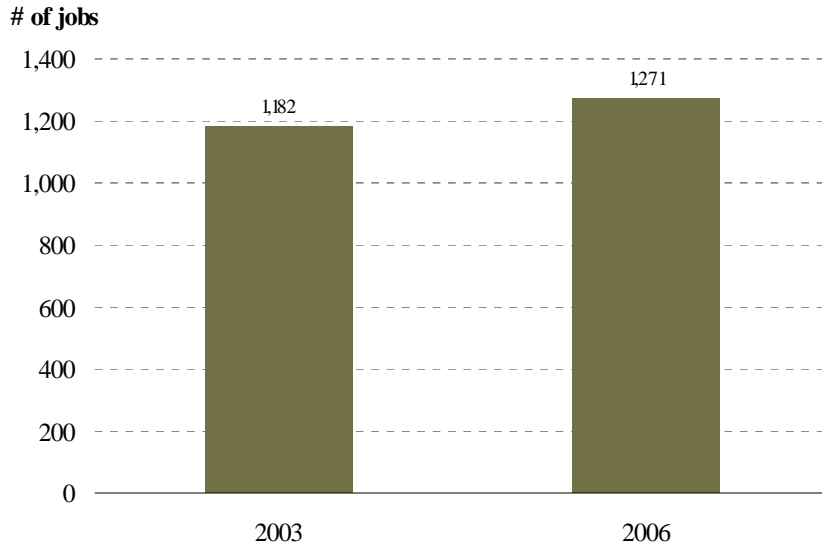
Jobs in Retail Trade 2003 and 2006



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

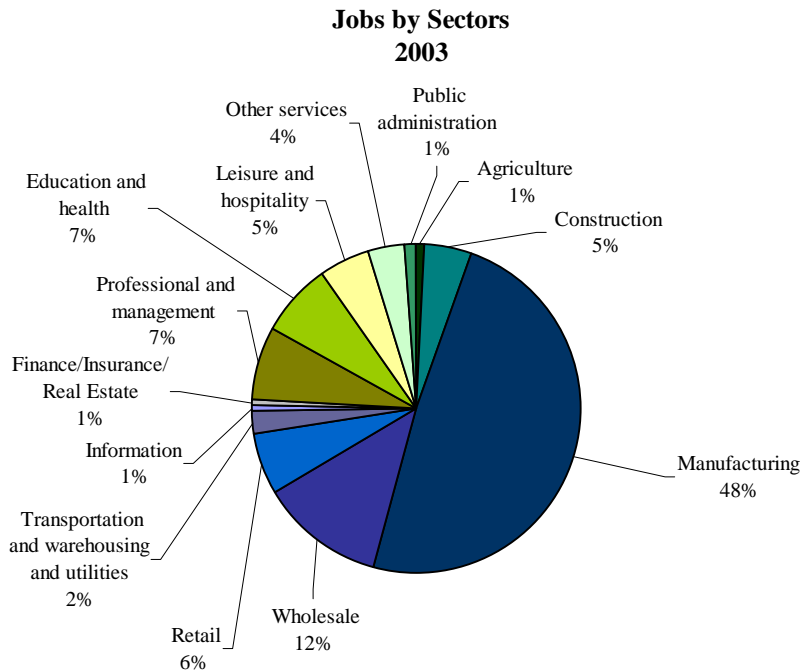
- Between 2003 and 2006, the number of retail trade jobs in the city increased from 1,013 to 1,074, or 6.0 percent.

Jobs in Professional and Management 2003 and 2006



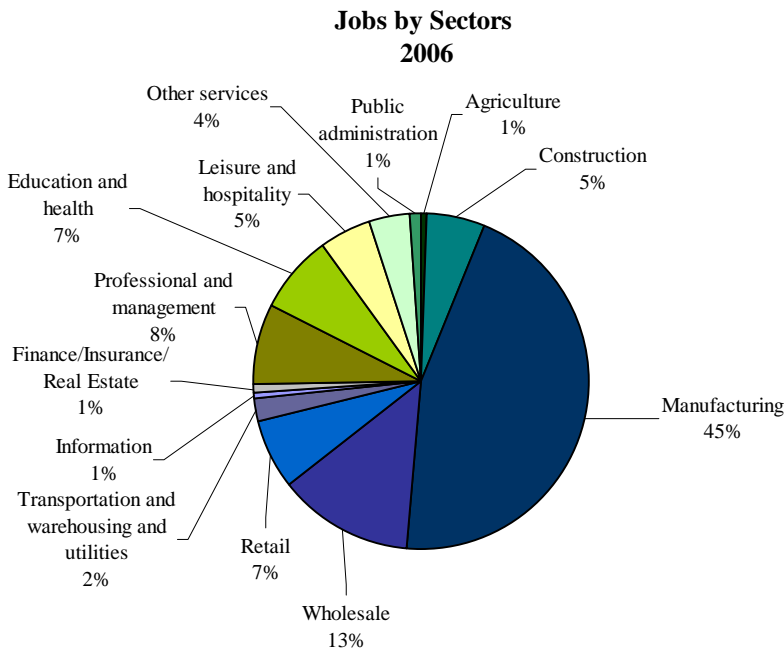
Source: California Employment Development Department, 2003 & 2006 and SCAG

- 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 89.



Source: California Employment Development Department, 2003 and SCAG

- 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 47.7 percent to 45.4 percent while the share of construction jobs increased from 4.6 to 5.5 percent.

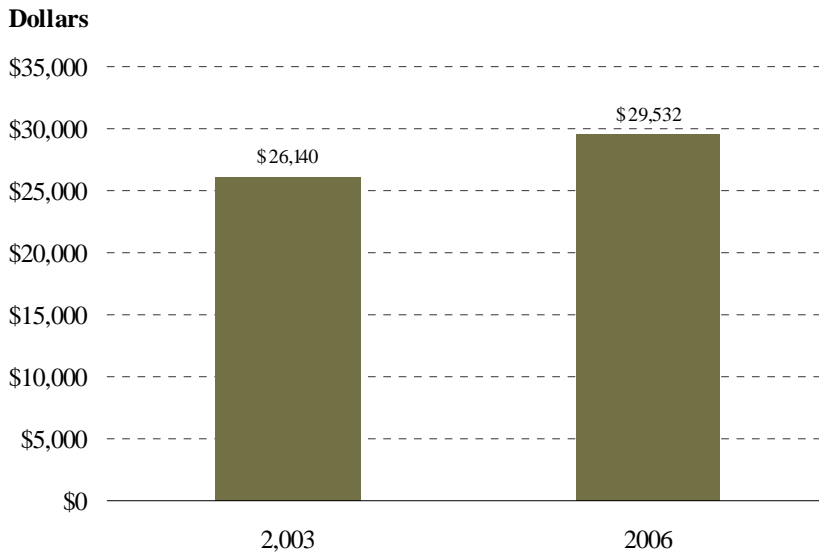


Source: California Employment Development Department, 2006 and SCAG

- In 2006, the manufacturing sector remained the largest sector, accounting for 45.4 percent of total jobs in the city.
- The next largest sector was the wholesale sector (13.0 percent).

Average Salaries

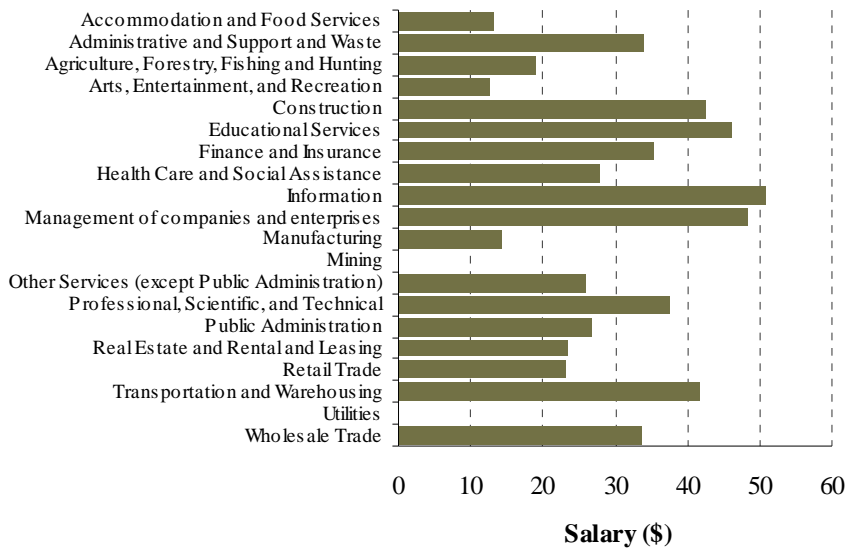
**Average Annual Salary per Job
2003 and 2006**



- Average salaries per job in the city increased from \$26,140 in 2003 to \$29,532 in 2006, a 13 percent increase, which was the same as 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)**

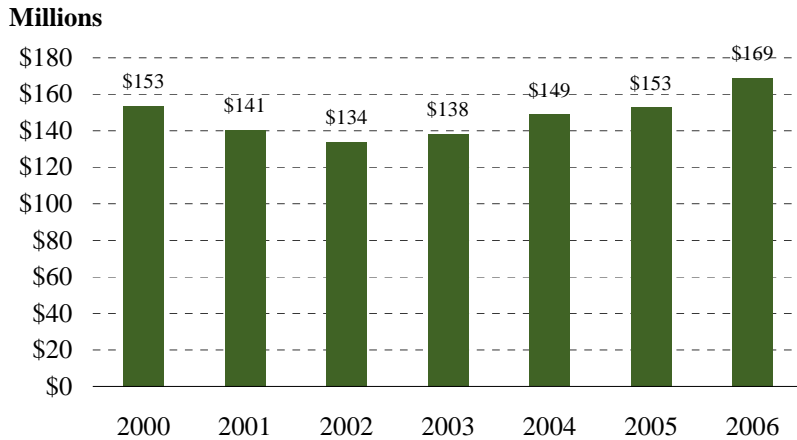


- In 2006, the sector providing the highest salary per job in South El Monte was the information sector (\$50,940).
- The arts, entertainment, and recreation sector provided the lowest annual salary per job (\$12,804).

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

VI. Retail Sales

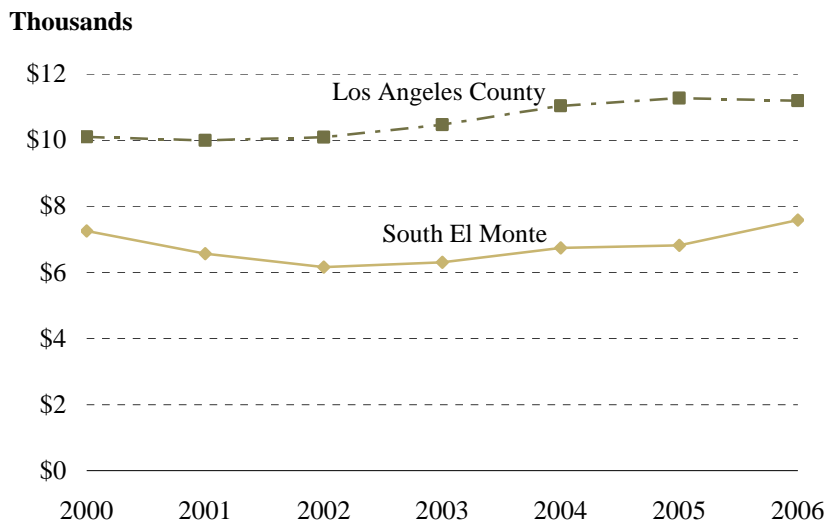
**Real Retail Sales
2000 - 2006 (in 2006 \$)**



Source: California Board of Equalization, 2000-2006

- Real (inflation adjusted) retail sales decreased by 12 percent between 2000 and 2002.
- Real retail sales rebounded starting in 2002, increasing 26 percent by 2006.

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

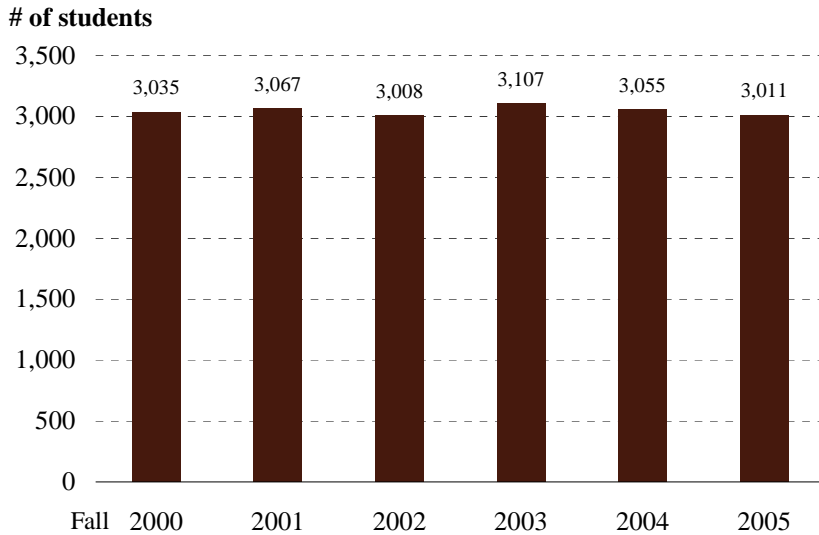


Source: California Board of Equalization, 2000-2006 and SCAG

- Between 2000 and 2006, real retail sales per person for the city decreased from \$7,300 to \$7,600, mirroring the trend of the county.

VII. Education

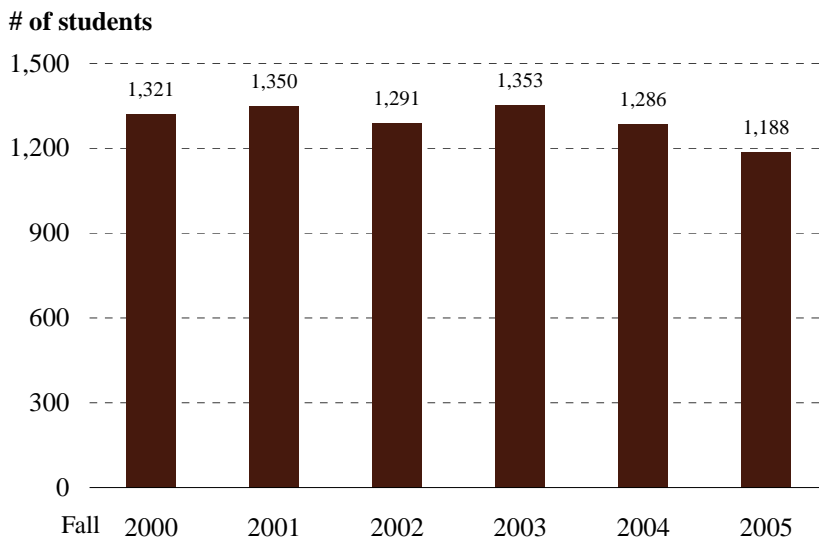
**K-12 Student Enrollment
2000 - 2005**



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2003, total K-12 public school enrollment for schools within the city increased by over 72 (2.3 percent) to 3,107 students.
- However, between 2003 and 2005, total K-12 public school enrollment declined by about 3.1 percent.

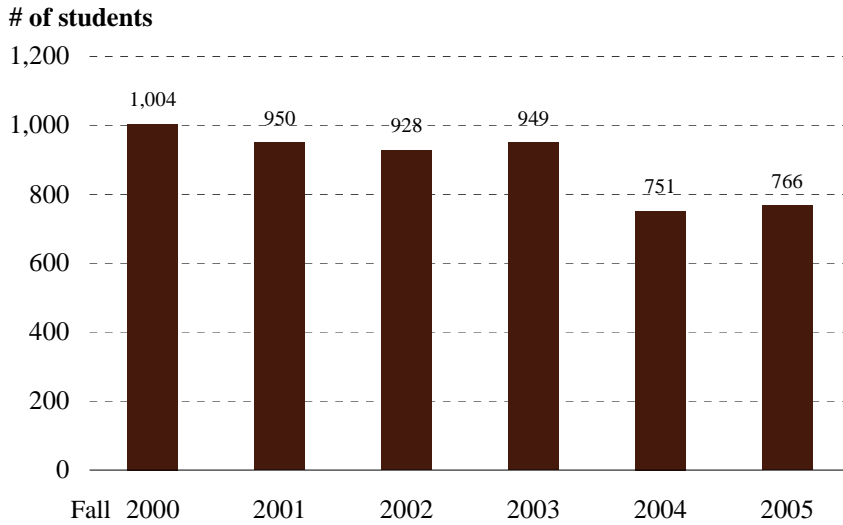
**K-6 Student Enrollment
2000 - 2005**



Source: National Center for Education Statistics, 2000-2005

- Total number of public elementary school enrollment in the city was generally stable between 2000 and 2004.
- Between 2003 and 2005, total public elementary school enrollment declined by about 1,200 students, or 12.2 percent.

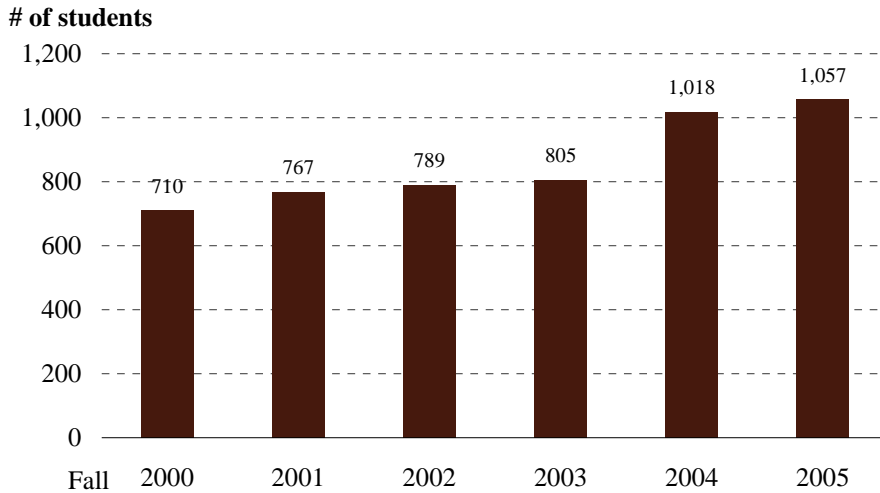
Grades 7-9 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2005, total public school enrollment for grades 7-9 decreased by about 230 students or 23.7 percent.

Grades 10-12 Student Enrollment 2000 - 2005



Source: National Center for Education Statistics, 2000-2005

- Between 2000 and 2005, total public school enrollment for grades 10-12 increased by approximately 350, about 48.9 percent.
- Between 2004 and 2005, total student enrollment increased by 2 percent for grades 10-12 in contrast to the 12.0 percent decline for grades 7-9 and 7.6 percent loss 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.