

**Appendix A City of Inglewood General Plan
Update Economic Conditions and
Trends Report**

DRAFT

City of Inglewood
Economic Conditions and Trends
General Plan Update

Prepared for:

City of Inglewood
One Manchester Blvd.
Inglewood, CA 90301

April 20, 2006

SRHA JOB #1112

CONTENTS

TABLES	III
FIGURES.....	V
EXECUTIVE SUMMARY	VI
CHAPTER 1 - INTRODUCTION.....	1
1.1 Background and Purpose of Report	1
1.2 Organization of Report	1
1.3 Regional Setting	2
1.4 Sources of Information.....	4
CHAPTER 2 – COMMUNITY OVERVIEW	5
2.1 Population	5
2.2 Households	7
2.3 Tenure	8
2.4 Housing Units	10
2.5 Overcrowding	13
2.6 Race and Ethnicity	14
2.7 Age Distribution of Population	16
2.8 Educational Attainment.....	18
2.9 Labor Force.....	20
2.10 Household Income	23
2.11 Projected Population, Household and Employment Growth.....	25
CHAPTER 3 – BUSINESS OVERVIEW.....	28
3.1 Overall 1994 to 2004 Employment Trends.....	28
3.2 NAICS Sectoral Employment and Salary Trends: 2001 to 2004.....	28
3.3 Distribution of Establishments by Sector and Size: 2001 to 2004.....	34

3.4	Sectoral Clustering in the City of Inglewood.....	36
3.5	City of Inglewood Compared with the Los Angeles County Economy	39
CHAPTER 4 – MARKET CONDITIONS AND TRENDS		40
4.1	City of Inglewood Taxable Sales: 1994 to 2004.....	40
4.2	City of Inglewood Taxable Retail Sales Trends: 1994 to 2004	41
4.4	Comparative Taxable Retail Sales.....	43
4.5	City of Inglewood Retail Leakage Analysis	45
4.6	Retail Market Inventory in the City of Inglewood.....	46
4.7	Retail Market Lease and Vacancy Rates: 2006.....	46
CHAPTER 5 – REAL ESTATE TRENDS.....		49
5.1	Building Activity.....	49
5.2	Housing Value	52
5.3	Multi-Family Rental Market.....	54
CHAPTER 6– LOCATIONAL AND ECONOMIC OPPORTUNITIES		55
6.1	Los Angeles International Airport.....	55
6.2	Tourism and Lodging.....	56
6.3	Hollywood Park.....	57
6.4	The Forum	57
6.5	Downtown	57
APPENDIX A.....		58
APPENDIX B.....		60

TABLES

2-1	Population Trends: 1990-2000 and 2000-2005.....	7
2-2	Demographic Profile of Market Area: 2000-2005.....	8
2-3	Housing Tenure: 1990-2000	9
2-4	Dwelling Units: 1990-2000.....	10
2-5	Age of Housing Stock.....	11
2-6	Overcrowding	13
2-7	Population by Race and Ethnicity: 2000.....	14
2-8	Age Distribution: 1990 and 2000.....	16
2-9	Educational Attainment of Population 25 years and older: 2000	18
2-10	Labor Force: 1990 to 2000.....	20
2-11	Comparative Unemployment Rates: 1994 and 2004	21
2-11	Distribution of Income: 1990-2000	23
2-12	Average Household Income.....	24
2-13	Population, Households and Employment: Projections 2000-2030	26
3-1	Total Employment: 1994-2004	29
3-2	Employment by Sector: 2001-2004	30
3-3	Number of Establishments, Employment and Wages: 2001-2004	32
3-4	Distribution of Establishments by Sectors: 2001 to 2004.....	35
3-5	Distribution of Firms by ZIP Codes.....	37
3-6	Locational Index of Sectors by ZIP Codes: 2003	38
3-7	Comparative Sectoral Specialization by Employment Distribution: 2004	39
4-1	City of Inglewood Taxable Sales Trends: 1994-2004	40
4-2	City of Inglewood Taxable Sales by Retail Category: 1994-2004	42
4-3	South Bay Cities: Taxable Retail Sales Trends: 1994 to 2004	44
4-4	Comparative Per Capita Taxable Retail Sales: 2004.....	45
4-5	Retail Market Inventory: 2006.....	47
4-6	Retail Market Lease and Vacancy Rates: 2006	48
5-1	Non-Residential Building Permit Valuations: 1994-2004.....	49
5-2	Residential Building Activity: 1994-2004.....	51
5-3	Single Family Median Sales Price: February 2006.....	52
5-4	Condominium Median Sales Price: May 2005	53

6-1	Transient Occupancy Tax Revenues in 2002-2003	56
A-1	SIC to NAICS Crosswalk	58
A-2	Self Employment Rates by NAICS Categories	59

FIGURES

1-1	City of Inglewood and Surrounding Areas	3
2-1	Population Trends : 1970-2005.....	6
2-2	Housing Tenure: Occupied Housing Units in 2000.....	9
2-3	Age of Housing Stock.....	12
2-4	Race and Ethnicity: 2000.....	15
2-5	Age Distribution in Inglewood and Los Angeles County.....	17
2-6	AA Degree and Above in City of Inglewood, South Bay Cities and L.A. County: 2000	19
2-7	Comparative Unemployment Rates: 2004.....	22
2-8	Average Annual Household Income: 1990-2000	24
2-9	Projected Population and Employment Growth: Percent Change 2000 to 2030.....	27
3-1	Employment by Major Employment Categories: 2004	29
3-2	Service Sector Categories as Percent of Total Service Sector Employment: 2004.....	31
3-3	Average Annual Salary in 8 Largest Employment Sectors: 2004	33
3-4	Average Annual Salary for Service Sector Industries: 2004.....	34
3-5	Distribution of Establishments by Sector: 2004	35
3-6	Distribution of Firms by ZIP Codes.....	38
4-1	City of Inglewood Taxable Sales Trends: 1994-2004	41
4-2	Per Capita Taxable Retail Sales: 2004.....	43
5-1	Non Residential Building Activity: 1992-2004.....	50
5-2	Residential Building Activity	51
5-3	Comparative Median Contract Rent: 2000 and 2006	54

EXECUTIVE SUMMARY

The purpose of this report is to provide an understanding of the existing demographic and economic conditions and trends in the City of Inglewood and the larger growth dynamics of the surrounding area. This provides the background information for evaluating significant economic issues, economic goals and policies and planning implications for the City's General Plan update process.

The City's economic goals will encompass a range of areas, including: the creation of more residential opportunities; development of retail opportunities; and the pursuit of economic development opportunities oriented towards a diverse economic base. The following presents the key findings and trends, including: demographic trends; residential trends; employment trends; growth projections and market conditions and trends.

Key Economic Issues

- In the context of globalization, the US economy is witnessing a shift away from lower skilled manufacturing and service sector jobs, resulting in shrinking employment opportunities for lower education and lower skilled sections of the workforce.
- The City of Inglewood needs to consolidate its present competitive advantage in sectors like Health Care and Social Services, and Transportation and Warehousing, while taking active policy measures to attract higher skilled activities in Scientific and Technical, Information, and the Finance, Insurance and Real Estate (FIRE) sectors.
- The City's existing employment base, with one-third of all jobs in the services sector, has the effect of lowering the average wage of local employment opportunities. The City needs to expand other sectors like professional services and specialized manufacturing.
- In order to complement higher skilled activities, the City needs to pay special attention to education and skill enhancement programs for the resident workforce. The City's resident labor force currently has lower levels of higher education compared to Los Angeles County averages.
- The City is currently witnessing leakage in most of its retail categories, with only General Merchandise performing above the Los Angeles County per capita average retail sales. This indicates that the City has the opportunity to attract retail centers with greater community and regional focus.
- The City has the opportunity to facilitate the redevelopment of large underutilized properties like the Hollywood Park and the Forum. The future expansion of Hollywood Park for gaming purposes is contingent on whether casino gaming in California is allowed outside Indian Reservations.
- The City needs to leverage certain key locational attributes in order to enhance its competitive advantage. These opportunities include proximity to LAX, the LA-Long

Beach Port, local and regional connectivity through proximity to freeways I-405, I-105 and I-101, and the Metro Green Line along the I-105.

- The increasing attention being paid to public transportation in the wider Los Angeles and Southern California region needs to be incorporated into long-term development opportunities for the City and its local residents.
- These development opportunities include transit oriented development and development of technology and business parks.
- Being located adjacent to LAX, the greater Inglewood is already a favored lodging destination for tourists. Increasing public transportation connectivity within Los Angeles and the wider Southern California region will likely to create more lodging opportunities within the City.
- Further, the City provides excellent future opportunities for businesses that serve specialized tourist needs.

Demographic Trends

- In the five-year period from 2000 to 2005, Inglewood's population increased from 112,580 in 2000 to 118,164 in 2005, at an average annual growth rate of 0.97 percent.
- The average household size in Inglewood increased from 2.91 in 2000 to 3.22 in 2005. Similar increases in average household size have occurred in both the South Bay Cities and Los Angeles County.
- The City of Inglewood's average annual growth rate was also much lower than that of the South Bay Cities, 0.27 percent as compared to 0.63 percent in the period from 1990 to 2000 and 0.97 as compared to 1.27 in the period from 2000 to 2005.
- The City of Inglewood is the second largest incorporated city in the South Bay, representing about 15 percent of the South Bay's population.

Housing and Overcrowding

- In both 1990 and 2000, about 36 percent of Inglewood's population owned their housing unit while about 64 percent rented their place of residence.
- Severe overcrowding, as defined as 1.51 or more occupants per room, increased significantly between 1990 and 2000 in both Inglewood and Los Angeles County. There was a 28.1 percent increase in the number of severely overcrowded housing units in Inglewood and a 35.3 percent increase in Los Angeles County.
- Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need.

Race and Ethnicity

- The City's racial composition is markedly different from that of Los Angeles County as whole. In 2000, the non-Hispanic White population comprised only 4.1 percent of Inglewood's population, compared with 31.1 percent in the County.

- In addition, the Black population in Inglewood is much greater than that of the County; 46.4 percent of Inglewood's population is Black as compared to just 9.5 percent of the County as a whole.
- Persons of Hispanic origin are relatively equally represented in both the City and County. The City of Inglewood's population is 46.0 percent Hispanic while L.A. County is 44.6 percent Hispanic.

Age Distribution of Population

- In both Inglewood and Los Angeles County, the age group 35 to 64 is the largest portion of the population. This broad age group is considered to be the most experienced segment of the labor force.
- As shown, in both Inglewood and Los Angeles County, those under age 18 are continuing to become an even larger segment of the population. This group consists primarily of minors who are not of working age.
- In both Inglewood and Los Angeles County, those in the entry level labor force age group, 18 to 34 years of age, have declined significantly from their 1990 levels.
- With respect to those 65 years and over, the proportion of the population in this age group has remained relatively constant in both the City of Inglewood and Los Angeles County, as a whole.

Educational Attainment

- The City's population age, 25 years and older, has achieved markedly lower levels of higher education than the total for the South Bay Cities and Los Angeles County.

Employment

- Sales and office occupations are the largest category of the labor force in the City of Inglewood, comprising 30.7 percent of the total jobs. This is slightly higher than Los Angeles County, which has 27.6 percent of the labor force employed in sales and office occupations.
- The Management and Professional occupations comprised 24.6 percent of Inglewood's labor force while 34.3 percent of Los Angeles County's labor force were in this category.
- In 2004, the unemployment rate in Inglewood was the second highest among the South Bay Cities at 8.3 percent, compared to 6.6 percent for Los Angeles County.

Employment Trends

- The City's total employment (including self-employment) grew marginally from 30,886 in 1994 to 31,127 in 2004, at an annual average growth rate of 0.1 percent.
- In 2004, services formed the largest employment sector in the City with nearly 32 percent of the total jobs.
- Manufacturing declined by 31.9 percent from an estimated 2,685 jobs in 2001 to 1829 jobs in 2004.

- Finance, Insurance and Real Estate (FIRE) declined by 32.2 percent and Professional and Technical Services declined by 45.8 percent.

Wage Trends

- The annual average salary in the City of Inglewood declined by 4.5 percent in constant 2005 dollars from \$42,683 to \$40,773 from 2001 to 2004.
- Entertainment and Recreation jobs had the highest average salary of \$81,424, followed by Government and Manufacturing jobs at \$47,253 and \$44,159, respectively.
- Average salaries in the Wholesale, Services and Retail sectors are below the City average salaries of \$40,733. These sectors comprised nearly 47 percent of the total employment in the City in 2004.

Household Income

- As shown, the average household income in constant 2006 dollars for the City was \$54,732 in 2000, much lower than the average household incomes of the South Bay cities and the County.

Inglewood's Economy Compared with the Los Angeles County

- In 2004, Inglewood had a 4.4-times higher share of employment in the Arts, Entertainment and Recreation sector compared to the County. This can be explained by the relatively higher impact of the Hollywood Park Race Track and Casino on the City's employment base.
- The economy of Inglewood was also relatively more specialized compared to Los Angeles County, as measured by the percent share of employment, in Transportation and Warehousing (3.2-times) and Health Care and Social Services (1.7-times).
- However, the below-average employment shares relative to Los Angeles County in Professional, Scientific and Technical (0.2-times), Information (0.2-times), Manufacturing (0.5-times) and Finance, Insurance and Real Estate (0.6-times), indicate sectors for potential future growth in the City.

Taxable Sales

- Total taxable sales transactions in the City of Inglewood have grown from 1994 to 2004, increasing in constant 2005 dollars from about \$675.0 million in 1993 to \$833.2 million in 2004.
- Taxable Retail sales in the City of Inglewood followed a pattern of initial decline from 1994 to 1999 and then rose appreciably from 2000 to 2004. These trends can be explained by stronger sales performance in key retail categories including General Merchandise, Building Materials and Apparel.
- Per capita taxable retail sales in Inglewood were relatively low at \$5,998 amongst the cities in the South Bay; about 67 percent of the \$8,980 area average.

- Only General Merchandise performed above the Los Angeles County per capita average retail sales, indicating sizable retail leakage in most of Inglewood's retail categories.
- Long-term fiscal well-being of the City is important. Municipal revenues are needed for maintenance and improvement of infrastructure to accommodate growth. A balance of land uses should be the goal in order to provide key public revenues such as property tax and sales tax.

Market Conditions

- Sixteen retail centers surveyed in Inglewood have a total of 1,572,788 square feet of retail space; slightly over half of this space has been built since 2004. However, the City is generally lacking in strong regional retail centers.
- The overall vacancy rate of these sixteen centers is relatively low at an estimated 4.3 percent.
- With its mix of retail and dining establishments, Downtown appears to be primarily a local-serving district.

Real Estate Trends

- The valuation for new commercial buildings displayed significant fluctuation over the 10 year time period from 1994 to 2004. The valuation (in constant 2006 dollars) for new commercial buildings increased from just \$612,000 in 1995 to about 28.3 million in 2003.
- In comparison, the addition of new industrial valuation over the same time period has been virtually non-existent.
- The data indicates that on an average, 31 new residential units were permitted every year, of which 12 were single-family units and 20 were multi-family units. However, at least 200 more units have been added to the housing stock since 2004.
- The median price of a single-family residence sold in the City of Inglewood in February, 2006 was \$475,000. The median price of a condominium sold in the City of Inglewood in February, 2006 was around \$330,000.

Chapter 1 - INTRODUCTION

1.1 Background and Purpose of Report

The purpose of this report is to provide an understanding of the existing demographic and economic conditions and trends in the City of Inglewood and the larger growth dynamics of the surrounding area. This economic trends report includes baseline data and trends related to population, housing, employment, taxable sales and residential and non-residential market conditions.

The findings of the report will provide the framework for preparing economic goals and policies and facilitate discussion of existing and future economic development efforts. These goals and policies will be developed within the context of the General Plan to insure that the City is able to maintain a strong economic base and take advantage of future employment opportunities. A strong economy not only provides the local workers with adequate income to afford a high quality of life, but it also provides local government with adequate public revenues to maintain a high quality of public services.

The goal is to identify target economic opportunities that are both realistic and compatible with the City's General Plan vision. In this context, the growth of the City's economic base will depend on the identification of key industries that can be attracted to the City and support a diversified economy. Job types, salary and skill levels, income, land availability and location, and housing affordability are also important attributes of the economy.

1.2 Organization of Report

The following chapters of the report address the existing demographics and market conditions in the City, as well as economic trends.

- The Executive Summary presents key economic issues and opportunities;
- Chapter 1 presents the background, the purpose and organization of the report as well as the geographic study area boundaries and sources of information;
- Chapter 2 – Community Overview, provides demographics related to population, households, income and labor force for the City compared to other South Bay communities and Los Angeles County;
- Chapter 3—Business Setting, covers economic trends on employment and wages for the City and the County;

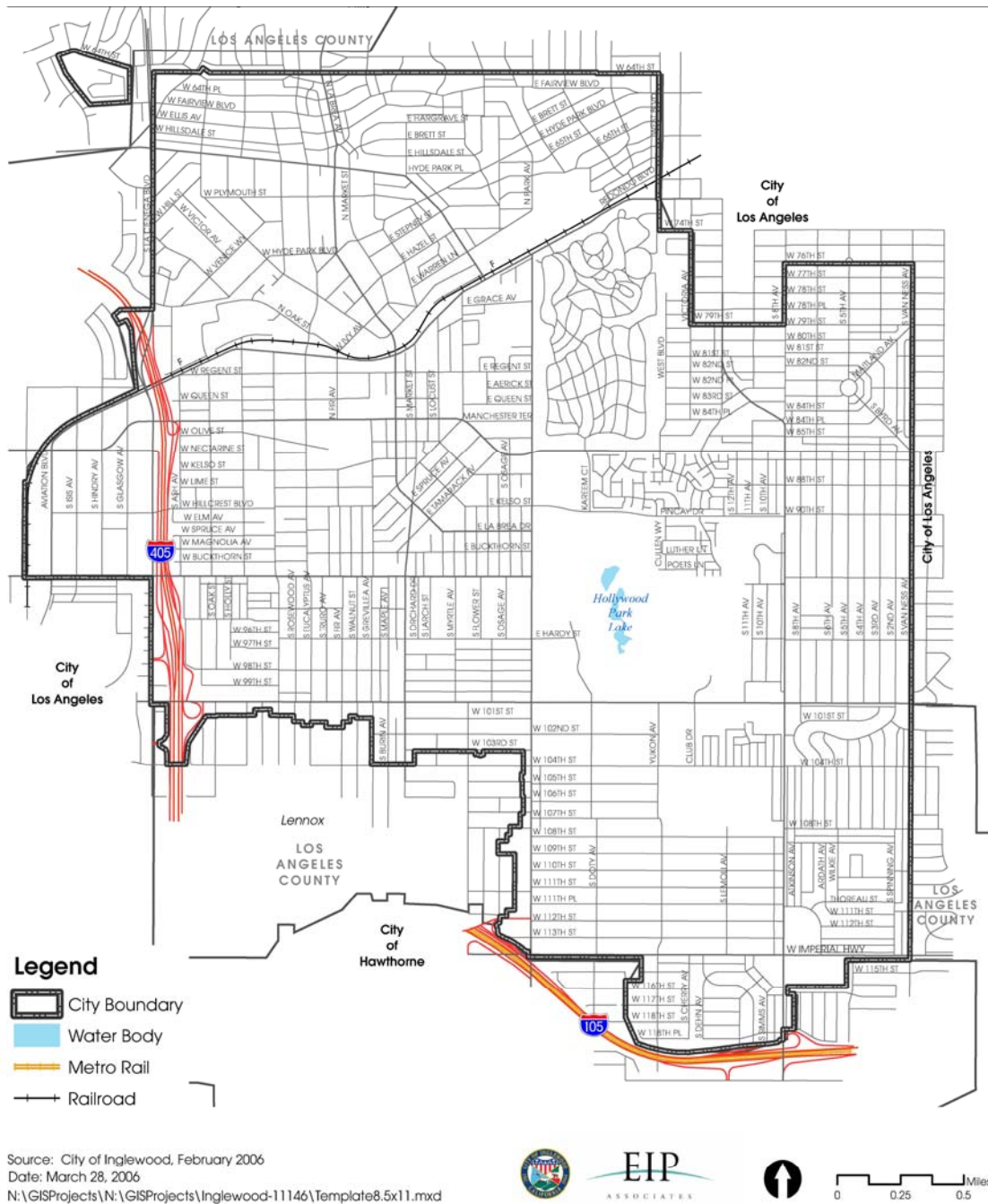
- Chapter 4 provides an assessment of current market conditions, including taxable retail and non-retail sales,
- Chapter 5 includes trends of residential, commercial and industrial real estate market of the City and the region;
- Chapter 6 addresses locational opportunities, including those concerning the Los Angeles International Airport, Hollywood Park and the lodging industry;

1.3 Regional Setting

Inglewood is centrally located within the Los Angeles Basin. The City of Inglewood is the northernmost City in the South Bay region of Los Angeles County. This region includes the cities of Inglewood, El Segundo, Hawthorne, Gardena, Lawndale, Manhattan Beach, Hermosa Beach, Redondo Beach, Torrance, Carson, Palos Verdes Estates, Lomita, Rolling Hills, Rolling Hills Estates, and Rancho Palos Verdes. The South Bay also includes portions of the City of Los Angeles along the Harbor Freeway and unincorporated parts of Los Angeles County. Inglewood is bordered by the City of Los Angeles to the north and east, Hawthorne to the south, and LAX to the west. The City is adjacent to Los Angeles International Airport (LAX) and also about 15 miles from the Los Angeles/Long Beach Port Complex.

Two freeways directly serve Inglewood. The Century (105) Freeway runs from Norwalk to LAX and is accessible in the southern part of the City. The San Diego (405) Freeway runs from southern Orange County through the San Fernando Valley and is accessible in the western part of the City. In addition to direct freeway access, Inglewood is in close proximity to the Harbor (110) Freeway, which runs from Pasadena through Downtown Los Angeles to the Port of Los Angeles and the Santa Monica (10) Freeway, which runs east from the ocean in Santa Monica through Downtown Los Angeles to the Inland Empire. A regional vicinity map is presented in Figure1-1.

Figure 1-1
City of Inglewood and Surrounding Areas



Source: Stanley R.Hoffman Associates, Inc.

I-1 City of Inglewood and Surrounding Areas

1.4 Sources of Information

This study is based upon information from several sources including:

- A field survey of the City of Inglewood;
- Taxable sales data for the City of Inglewood, annual data for 1994 and 2004, from the California State Board of Equalization.
- Economic and demographic data from the U.S. Bureau of the Census, 1990 and 2000, and the California Department of Finance, 2005;
- Population, Household and Employment projections for 2000 – 2030 from the Southern California Association of Governments (SCAG) Regional Transportation Plan, 2004;
- Building activity data for the City of Inglewood from the Construction Industry Research Board (CIRB) for 1995- 2005;
- Interviews with key individuals knowledgeable about economic conditions in the City of Inglewood.
- Published literature regarding retail activity, including the National Research Bureau's 2003 Shopping Center Directory and the Urban Land Institute's Dollars and Cents of Shopping Centers, 2004;
- *Inglewood Economic Development Opportunities Assessment Report, Volume I*, Kosmont Partners, February 2003;
- *City of Inglewood Citywide Economic Development Strategic Plan*. Wilbur Smith Associates in Association with USC Center for Economic Development, January, 2005;

Chapter 2 – COMMUNITY OVERVIEW

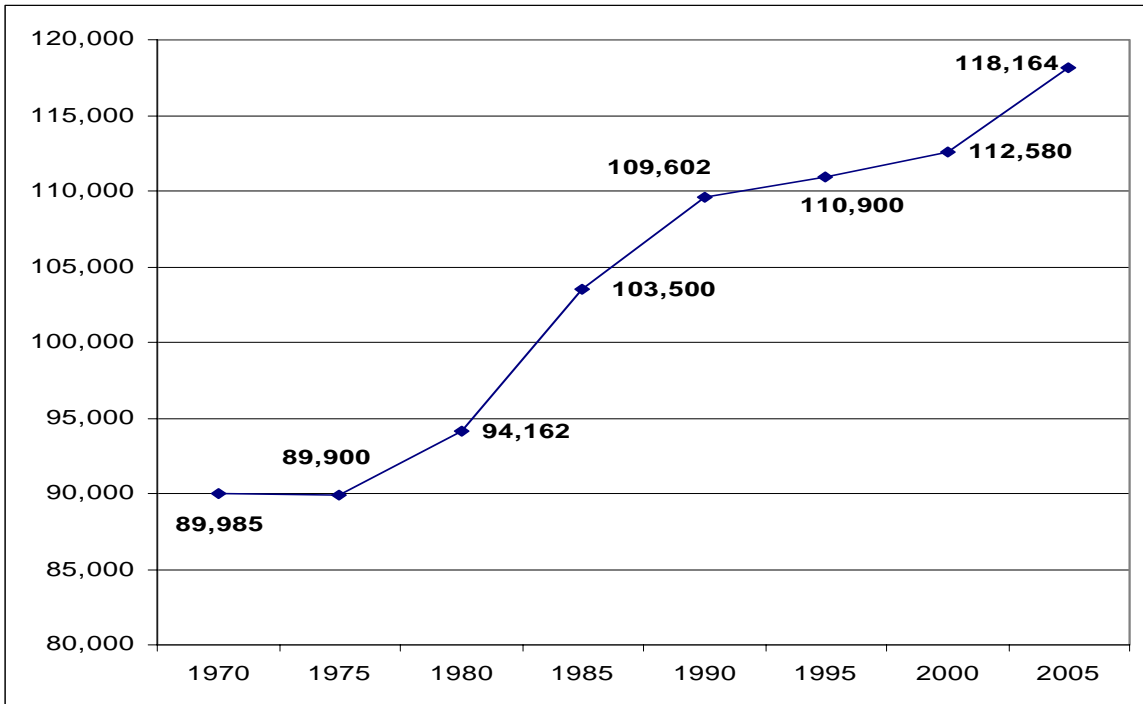
This chapter provides a descriptive profile of demographic characteristics and trends for the City of Inglewood. This includes population, households, household income, housing characteristics and employment. In addition, key demographics for the South Bay communities, including population, households and income are discussed.

2.1 Population

Population Growth from 1970 to 2005

- Figure 2-1 illustrates the population growth trends for the City of Inglewood from 1970 to 2005; in this period of time, the average annualized growth rate was 0.78 percent.
- As shown, modest growth occurred in the period from 1970 to 1980; this increase from 89,985 in 1970 to 94,162 in 1980 represents an increase in the population of 4,177, which amounts to an average annualized growth rate of 0.46 percent.
- As shown, the most rapid rate of growth occurred in the 1980's when the population jumped from 94,162 in 1980 to 109,602 in 1990. This increase of over 15,000 represents more than a 15 percent increase in the total population and amounts to an average annualized growth rate of 1.53 percent.
- As shown, population growth leveled off considerably in the 1990's. In this ten year period, the population increased from 109,602 in 1990 to 112,580 in 2000; this amounts to an average annualized growth rate of only 0.29 percent.
- In the five-year period from 2000 to 2005, Inglewood's population has increased significantly. As shown, the population increased from 112,580 in 2000 to 118,164 in 2005, a net increase of 5,584. This amounts to an average annualized growth rate of 0.97 percent.
- Only about 13.4 percent of the housing stock in the City was built from 1980 to 2000. In comparison, 19.2 percent of the housing stock in the County was built during this period.

Figure 2-1
Population Trends: 1970-2005



Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

2-1 Population Trends : 1970-2005

Population Growth from 2000 to 2005 in Inglewood and the South Bay Cities

- Table 2-1 presents the populations for the City of Inglewood and select South Bay Cities in 1990, 2000, and from 2001 to 2005. The 1990 and 2000 data come from the decennial census while the 2005 data is provided by the California State Department of Finance.
- Though the population of the City of Inglewood went up only slightly in the period from 1990 to 2000 (2.7 percent), within the five year period from 2000 to 2005, the City of Inglewood's population increased by 5.0 percent. Compared to other South Bay communities, however, Inglewood's population growth has been quite modest.
- The City of Inglewood's average annual growth rate was also lower than the average of the South Bay Cities, 0.27 percent as compared to 0.63 percent in the period from 1990 to 2000 and 0.97 as compared to 1.27 in the period from 2000 to 2005.

Table 2-1
Population Trends: 1990-2000 and 2000-2005

	1990	2000	2005	Annualized Growth Rate 1990-2000	Annualized Growth Rate 2000-2005
Inglewood	109,602	112,580	118,164	0.27%	0.97%
Carson	83,995	89,730	98,329	0.66%	1.85%
El Segundo	15,223	16,033	17,024	0.52%	1.21%
Gardena	49,847	57,746	61,072	1.48%	1.13%
Hawthorne	71,349	84,112	88,790	1.66%	1.09%
Hermosa Beach	18,219	18,566	19,608	0.19%	1.10%
Lawndale	27,331	31,711	33,458	1.50%	1.08%
Lomita	19,382	20,046	21,153	0.34%	1.08%
Manhattan Beach	32,063	33,852	36,843	0.54%	1.71%
Palos Verdes Estates	13,512	13,340	14,208	-0.13%	1.27%
Rancho Palos Verdes	41,659	41,145	43,525	-0.12%	1.13%
Redondo Beach	60,167	63,261	67,325	0.50%	1.25%
Rolling Hills	1,871	1,871	1,983	0.00%	1.17%
Rolling Hills Estates	7,789	7,676	8,191	-0.15%	1.31%
Torrance	<u>133,107</u>	<u>137,946</u>	<u>147,405</u>	<u>0.36%</u>	<u>1.34%</u>
<i>Total South Bay Cities</i>	685,116	729,615	777,078	0.63%	1.27%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.
California Department of Finance.

2-1 Population Trends: 1990-2000 and 2000-2005

2.2 Households

The following section presents the most recent population and housing estimates for the City of Inglewood, the South Bay, and Los Angeles County.

- Table 2-2 presents the most recent demographic information available as provided by the California State Department of Finance. As shown, as of January 1, 2005, The City of Inglewood had an estimated population of 118,164. The South Bay Cities had an estimated population of 777,078.
- The City of Inglewood is the second largest incorporated city in the South Bay, representing about 15 percent of the South Bay's population.
- As shown, Inglewood has an average household size of 3.22 persons per household. This is larger than the other South Bay Cities communities with the exceptions of Carson and Lawndale, which have average persons per households of 3.83 and 3.49, respectively.
- Inglewood's Persons per Household average has increased from 2.91 in 2000 to 3.22 in 2005. Similar increases in average household size have occurred in both the South Bay Cities and Los Angeles County.

**Table 2-2
Demographic Profile of Market Area: 2000 & 2005**

	2000			2005		
	Population	Occupied Units	Persons Per Household	Population	Occupied Units	Person Per Household
Inglewood	112,580	38,648	2.91	118,164	36,724	3.22
Carson	89,730	25,337	3.54	98,329	25,667	3.83
El Segundo	16,033	7,261	2.21	17,024	7,124	2.39
Gardena	57,746	21,041	2.74	61,072	20,437	2.99
Hawthorne	84,112	29,629	2.84	88,790	28,630	3.10
Hermosa Beach	18,566	9,840	1.89	19,608	9,510	2.06
Lawndale	31,711	9,869	3.21	33,458	9,580	3.49
Lomita	20,046	8,295	2.42	21,153	8,038	2.63
Manhattan Beach	33,852	15,034	2.25	36,843	14,975	2.46
Palos Verdes Estates	13,340	5,202	2.56	14,208	5,054	2.81
Rancho Palos Verdes	41,145	15,709	2.62	43,525	15,344	2.84
Redondo Beach	63,261	29,543	2.14	67,325	28,889	2.33
Rolling Hills	1,871	682	2.74	1,983	650	3.05
Rolling Hills Estates	7,676	2,880	2.67	8,191	2,847	2.88
Torrance	137,946	55,967	2.46	<u>147,405</u>	<u>55,407</u>	<u>2.66</u>
<i>Total South Bay Cities</i>	729,615	274,937	2.65	777,078	268,876	2.89
Los Angeles County	9,519,330	3,270,906	2.91	10,226,506	3,201,352	3.19

Sources: Stanley R. Hoffman Associates, Inc.
California State Department of Finance, January 1, 2005.

2.3 Tenure

- As shown in Table 2-3, in both 1990 and 2000, about 36 percent of Inglewood's population owned their housing unit while about 64 percent rented their place of residence.
- Los Angeles County as a whole had a higher home ownership rate. As shown, in both 1990 and 2000 about 48 percent of those living in Los Angeles County owned their housing unit while 52 percent rented their place of residence.

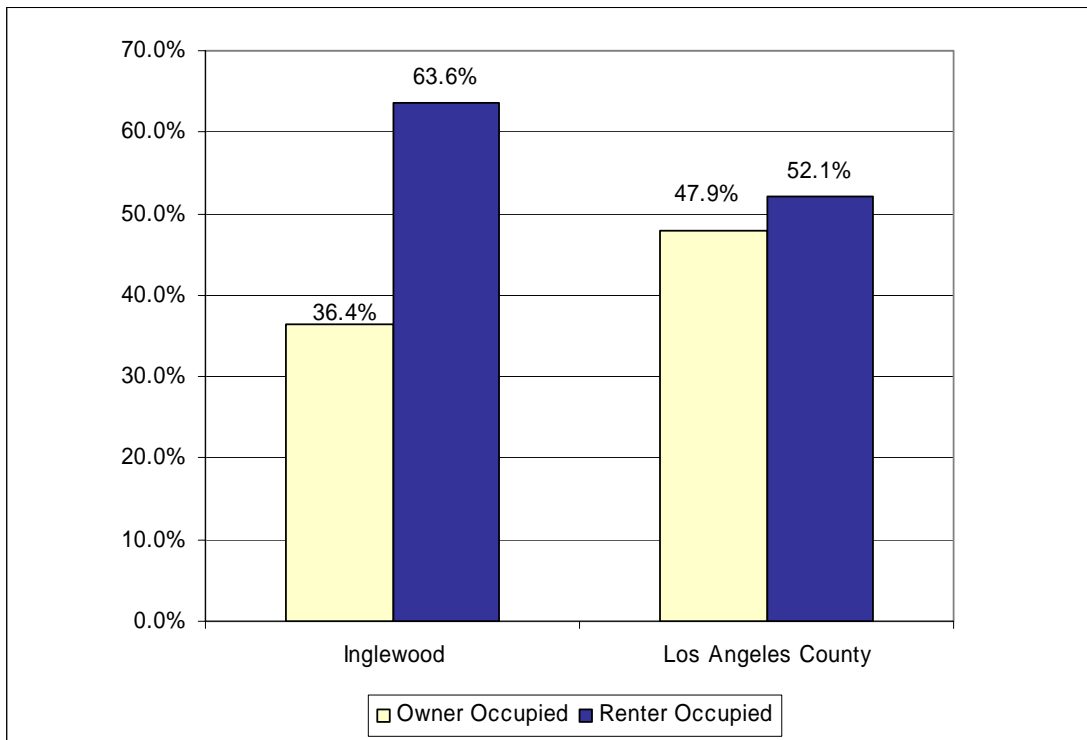
Table 2-3
Housing Tenure: 1990-2000

	1990	Percent Distribution	2000	Percent Distribution	Change
City of Inglewood					
Owner Occupied	13,110	36.3%	13,396	36.4%	2.2%
Renter Occupied	<u>22,992</u>	<u>63.7%</u>	<u>23,421</u>	<u>63.6%</u>	<u>1.9%</u>
Total	36,102	100.0%	36,817	100.0%	2.0%
Los Angeles County					
Owner Occupied	1,440,864	48.2%	1,499,694	47.9%	4.1%
Renter Occupied	<u>1,548,688</u>	<u>51.8%</u>	<u>1,634,080</u>	<u>52.1%</u>	<u>5.5%</u>
Total	2,989,552	100.0%	3,133,774	100.0%	4.8%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

2-3 Housing Tenure: 1990-2000

Figure 2-2
Housing Tenure: Occupied Housing Units in 2000



Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

2-2 Housing Tenure: Occupied Housing Units in 2000

2.4 Housing Units

Distribution by Type

- As shown in 2-4, the City of Inglewood's housing stock remained relatively constant, actually decreasing slightly from 38,713 in 1990 to 38,639 in 2000 as reported by the U.S. Census.
- As shown in Table 2-4, single-family units comprised 44.4 percent of the dwelling units in the City in 2000. In comparison, Los Angeles County had 55.0 percent singly-family units in 2000.
- In 2000, 55.0 percent of the housing stock in the City was comprised of multi-family units, compared to 43.3 percent in Los Angeles County.
- Mobile Homes and other non-standard housing structures comprised only 0.6 percent of the total housing stock in the City in the year 2000. In comparison, in Los Angeles County these housing types comprised 1.7 percent of the total housing stock in the year 2000.

Table 2-4
Dwelling Units: 1990-2000

	1990	Percent Distribution	2000	Percent Distribution	Change
City of Inglewood					
Single Family	16,629	43.0%	17,139	44.4%	3.1%
Multi-Family	21,456	55.4%	21,262	55.0%	-0.9%
Mobile Homes/ Other	<u>628</u>	<u>1.6%</u>	<u>238</u>	<u>0.6%</u>	<u>-62.1%</u>
Total	38,713	100.0%	38,639	100.0%	-0.2%
Los Angeles County					
Single Family	1,745,645	55.2%	1,800,905	55.0%	3.2%
Multi-Family	1,361,936	43.1%	1,415,474	43.3%	3.9%
Mobile Homes/ Other	<u>55,729</u>	<u>1.8%</u>	<u>55,790</u>	<u>1.7%</u>	<u>0.1%</u>
Total	3,163,310	100.0%	3,272,169	100.0%	3.4%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

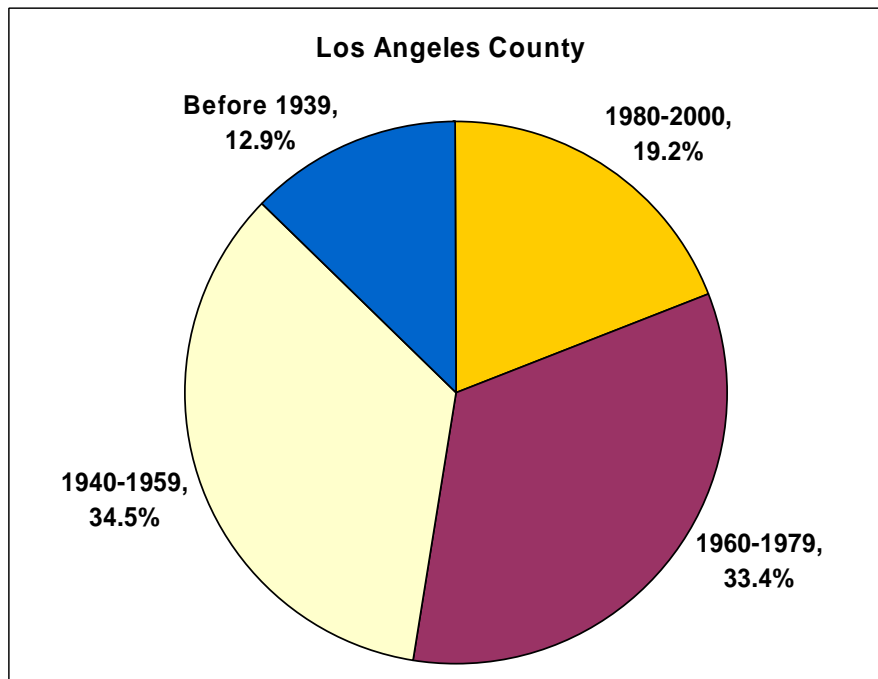
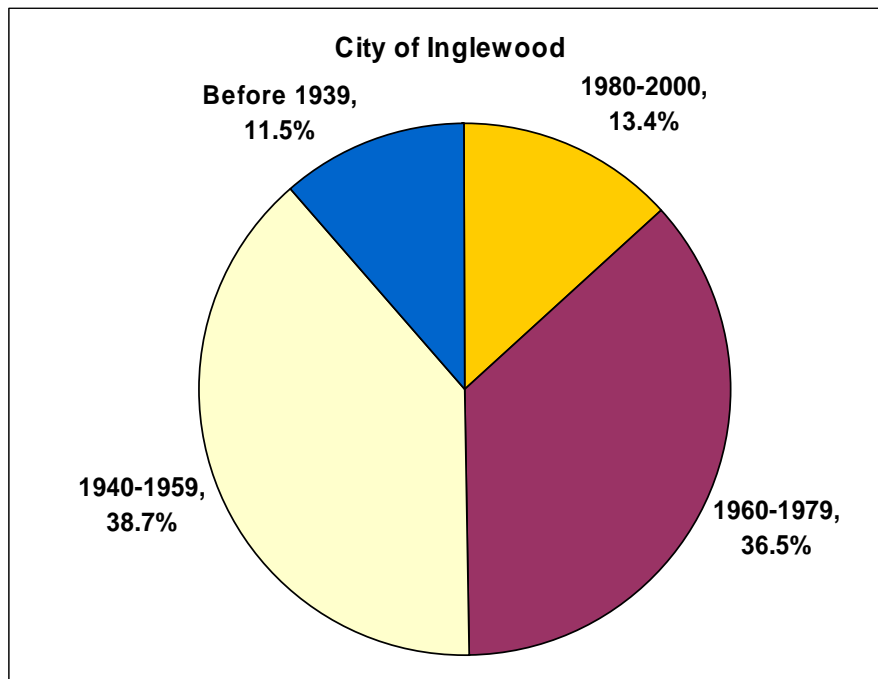
Age of Housing Stock

- As shown in Table 2-5 and Figure 2-3, the housing stock in the City of Inglewood is relatively older than that of Los Angeles County.
- Only about 13.4 percent of the housing stock in the City was built from 1980 to 2000. In comparison, 19.2 percent of the housing stock in the County was built during this period.

Table 2-5
Age of Housing Stock

	No. of Units	% of Total
City of Inglewood		
Built 1990 to 2000	1,588	4.1%
Built 1980 to 1989	3,576	9.3%
Built 1970 to 1979	5,624	14.6%
Built 1960 to 1969	8,475	21.9%
Built 1950 to 1959	9,042	23.4%
Built 1940 to 1949	5,907	15.3%
Built 1939 or earlier	4,427	11.5%
Total Units	38,639	100.0%
Percent built since 1980	13.4%	
Los Angeles County		
Built 1990 to 2000	224,060	6.9%
Built 1980 to 1989	403,184	12.3%
Built 1970 to 1979	509,695	15.6%
Built 1960 to 1969	583,178	17.8%
Built 1950 to 1959	728,336	22.3%
Built 1940 to 1949	400,671	12.2%
Built 1939 or earlier	421,785	12.9%
Total Units	3,270,909	100.0%
Percent built since 1980	19.2%	
Sources: Stanley R. Hoffman Associates, Inc. U.S. Bureau of the Census, 2000.		

Figure 2-3
Age of Housing Stock



Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census 1990 and 2000.

2.5 Overcrowding

- Overcrowding is defined as more than 1.0 occupant per room. A housing unit with more than 1.5 occupants per room is considered to be severely overcrowded.
- Overcrowding increased significantly between 1990 and 2000 in both the City of Inglewood and Los Angeles County.
- As shown in Table 2-6, about 27.9 percent of the housing units in the City of Inglewood were overcrowded in 2000, a 5 percentage point increase from the 22.9 percent in 1990. In comparison, in the year 2000, 23.0 percent of the housing units were overcrowded in Los Angeles County as a whole, up from 18.6 percent in 1990.
- Severe overcrowding, as defined as 1.51 or more occupants per room, also increased significantly between 1990 and 2000 in both Inglewood and Los Angeles County. As shown in Table 2-6, there was a 28.1 percent increase in the number of severely overcrowded housing units in Inglewood and a 35.3 percent increase in Los Angeles County.
- Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable.

Table 2-6
Overcrowding

	1990	2000	Change	% Change
City of Inglewood				
1.00 or less occupants per room	27,841	26,546	(1,295)	-4.7%
1.01 to 1.50 occupants per room	2,871	3,366	495	17.2%
1.51 or more occupants per room	5,390	6,905	1,515	28.1%
Total Units	36,102	36,817	715	2.0%
Overcrowded Units % of Total	22.9%	27.9%		
Los Angeles County				
1.00 or less occupants per room	2,433,804	2,413,405	(20,399)	-0.8%
1.01 to 1.50 occupants per room	207,528	249,094	41,566	20.0%
1.51 or more occupants per room	348,220	471,275	123,055	35.3%
Total Units	2,989,552	3,133,774	144,222	4.8%
Overcrowded Units % of Total	18.6%	23.0%		

1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

2.6 Race and Ethnicity

- As shown in Table 2-7 and Figure 2-4, the City’s racial composition is markedly different from that of Los Angeles County as whole. In 2000, the non-Hispanic White population comprised only 4.1 percent of Inglewood’s population, compared with 31.1 percent in the County.
- In addition, the Black population in Inglewood is much greater than that of the County; 46.4 percent of Inglewood’s population is Black as compared to just 9.5 percent of the County as a whole.
- Also, while Asians makeup 11.8 percent of the County’s population, they makeup just 1.1 percent of the City of Inglewood’s population.
- Persons of Hispanic origin are relatively equally represented in both the City and County. The City of Inglewood’s population is 46.0 percent Hispanic while Los Angeles County is 44.6 percent Hispanic.

**Table 2-7
Population by Race and Ethnicity: 2000**

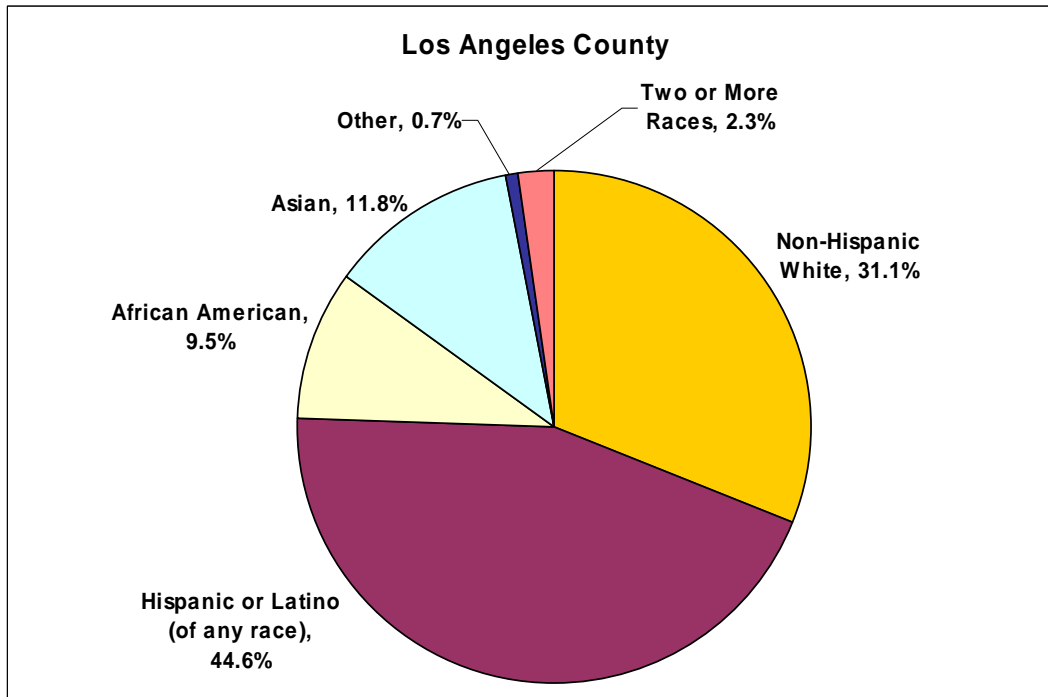
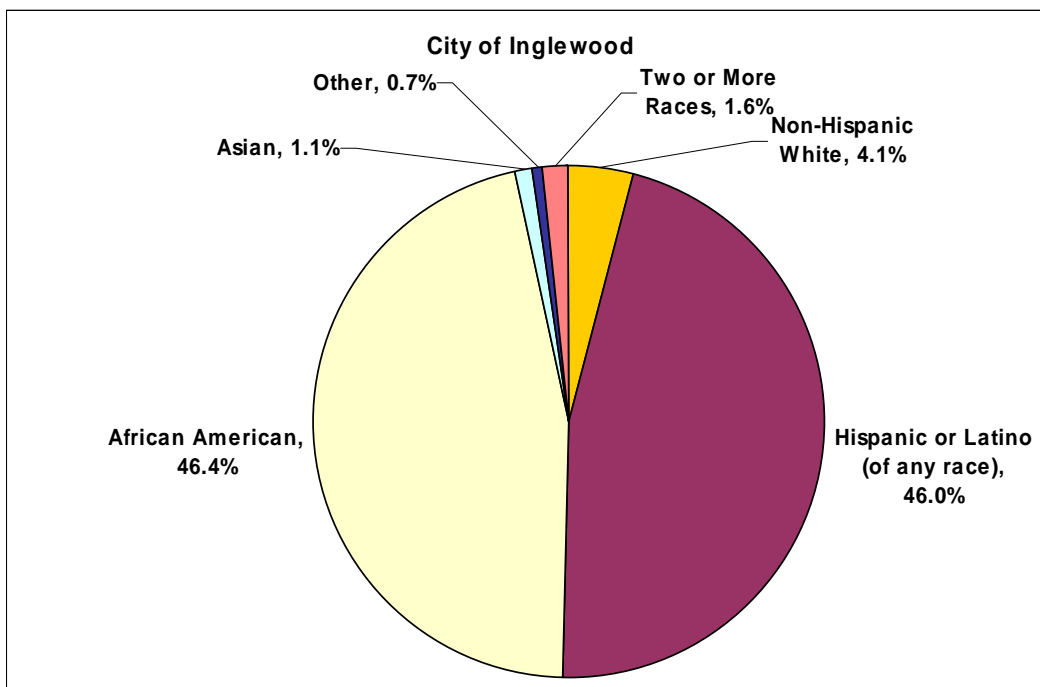
Race	Inglewood	% of Total	Los Angeles County	% of Total
Non-Hispanic White	4,628	4.1%	2,959,614	31.1%
Hispanic or Latino (of any race)	51,829	46.0%	4,242,213	44.6%
African American	52,260	46.4%	901,472	9.5%
Asian	1,217	1.1%	1,124,569	11.8%
Other ¹	802	0.7%	68,809	0.7%
Two or More Races ²	<u>1,844</u>	<u>1.6%</u>	<u>222,661</u>	<u>2.3%</u>
Total	112,580	100.0%	9,519,338	100.0%

1. "Other" category includes American Indian, Alaska Native alone, Native Hawaiian and Other Pacific Islander alone, and some other race alone as classified in the 2000 census.

2. The new Classification system in the 2000 Census includes an additional category for origin of two or more race.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 2000, P8 Hispanic or Latino by Race

Figure 2-4
Race and Ethnicity: 2000



Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census 1990 and 2000.

2.7 Age Distribution of Population

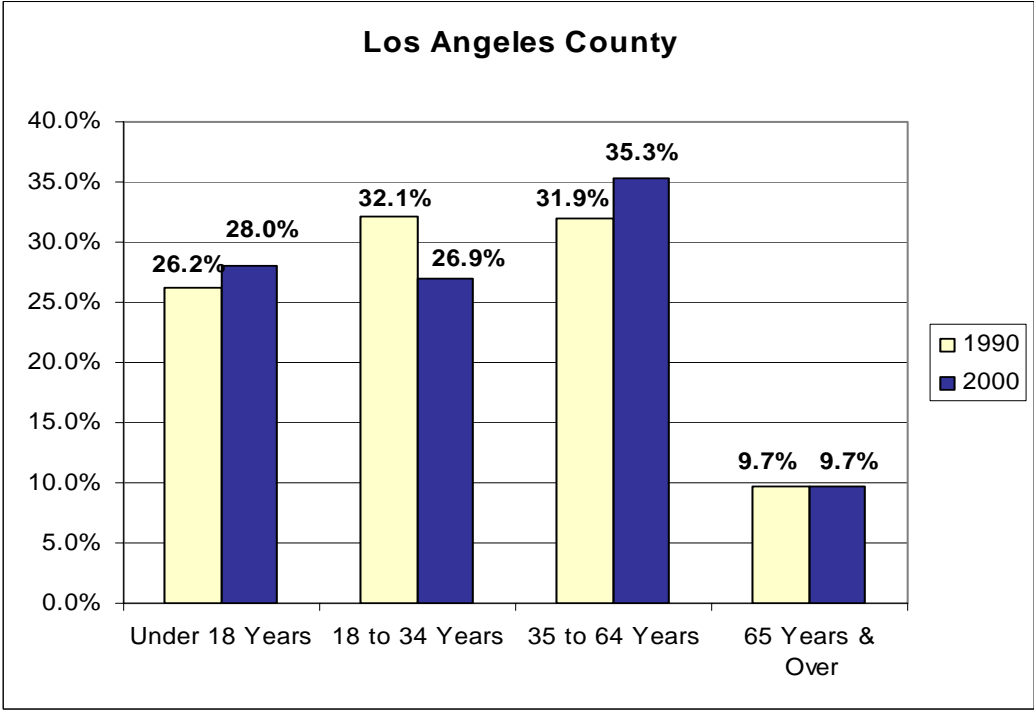
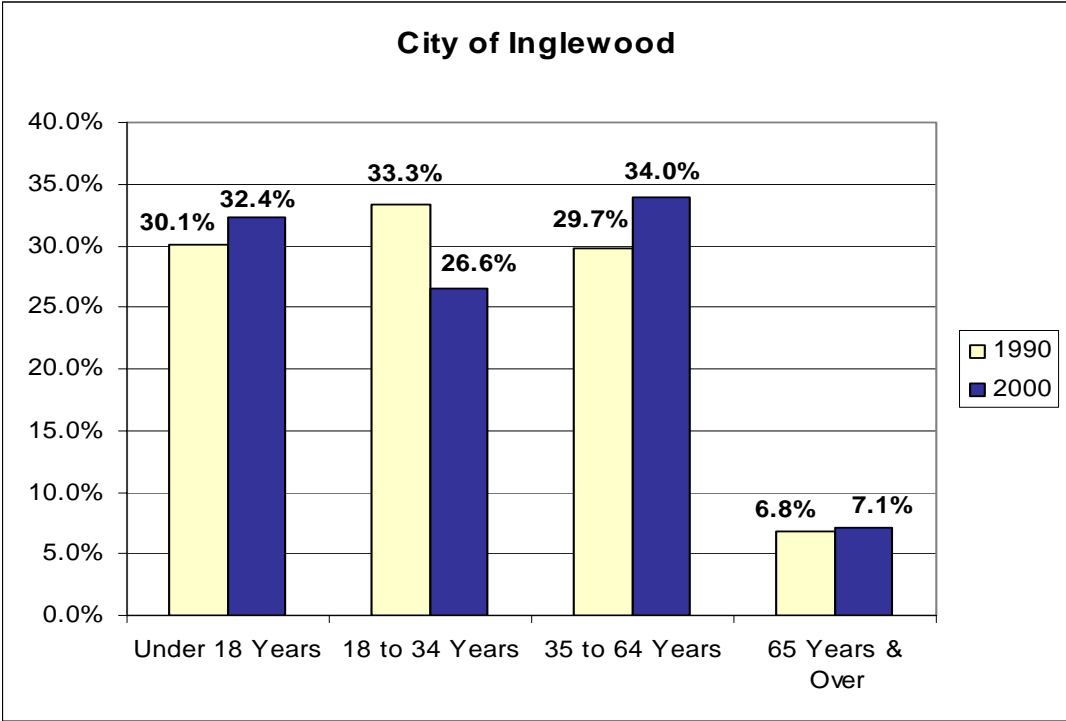
- As shown in Table 2-8 and Figure 2-5, in both Inglewood and Los Angeles County, the age group 35 to 64 is the largest portion of the population. This broad age group is considered to be the most experienced segment of the labor force.
- As shown, in both Inglewood and Los Angeles County, those under age 18 are continuing to become an even larger segment of the population. This group consists primarily of minors who are not of working age. With increased childhood populations, growing needs for more children and youth services will continue.
- In both Inglewood and Los Angeles County, those in the entry level labor force age group, 18 to 34 years of age, have declined significantly from their 1990 levels.
- With respect to those 65 years and over, the proportion of the population in this age group has remained relatively constant in both the City of Inglewood and Los Angeles County as a whole.

Table 2-8
Age Distribution: 1990 and 2000

	1990	Percent Distribution	2000	Percent Distribution
City of Inglewood				
Under 18 Years	32,998	30.1%	36,437	32.4%
18 to 34 Years	36,513	33.3%	29,929	26.6%
35 to 64 Years	32,597	29.7%	38,236	34.0%
65 Years & Over	<u>7,494</u>	<u>6.8%</u>	<u>7,978</u>	<u>7.1%</u>
Total	109,602	100.0%	112,580	100.0%
Median Age	29.1		29.6	
Los Angeles County				
Under 18	2,326,110	26.2%	2,667,976	28.0%
18 to 34	2,846,835	32.1%	2,562,379	26.9%
35 to 64	2,829,632	31.9%	3,362,310	35.3%
65 and over	<u>860,587</u>	<u>9.7%</u>	<u>926,673</u>	<u>9.7%</u>
Total	8,863,164	100.0%	9,519,338	100.0%
Median Age	30.6		32.0	

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

**Figure 2-5
Age Distributions in Inglewood and Los Angeles County**



2-5 Age Distribution in Inglewood and Los Angeles County

2.8 Educational Attainment

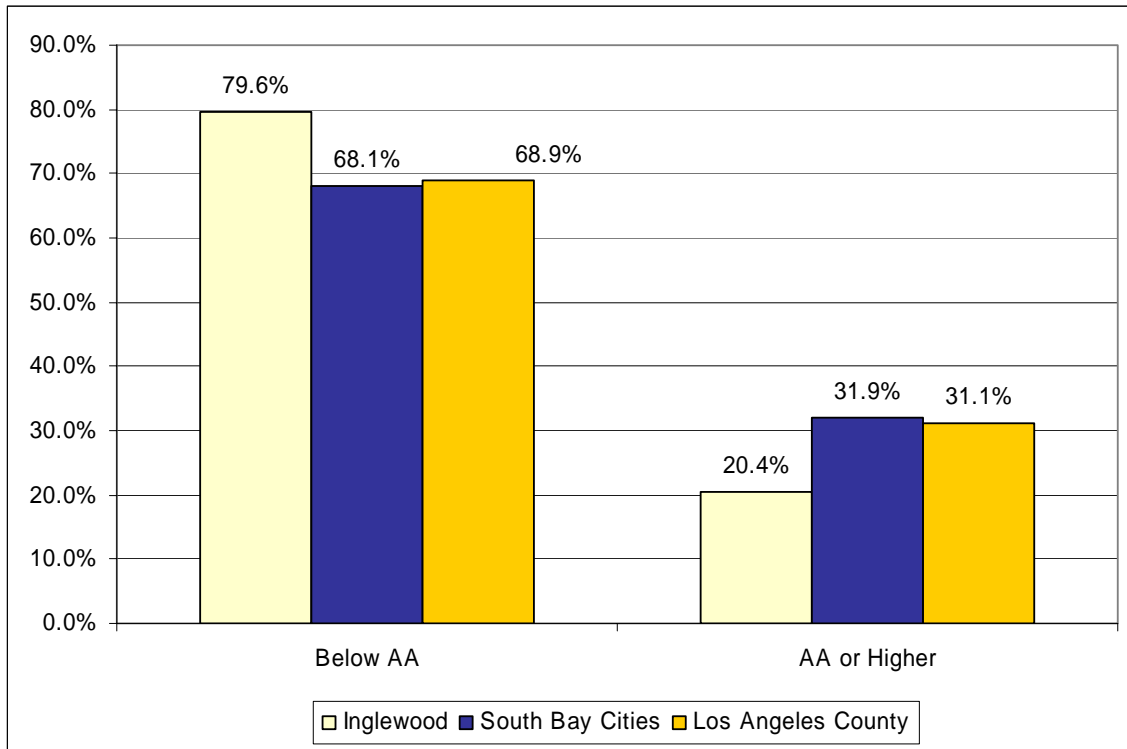
- As shown in Table 2-9 and Figure 2-6, the City’s population age 25 years and older has achieved markedly lower levels of higher education than those for the South Bay Cities and Los Angeles County.
- In 2000, about 20.4 percent of the population age 25 years and older in Inglewood had received an Associate Arts or higher college degree, compared to 31.9 percent in the South Bay and 31.1 percent in the County.
- About 26.3 percent of the adult population in Inglewood had not achieved a high school diploma, compared to 31.2 percent in the South Bay and 30.0 percent in the County.
- This suggests that while a larger proportion of the Inglewood population aged 25 and older has graduated high school than in the South Bay Cities and Los Angeles County, that fewer members of the population have achieved degrees beyond that of a high school diploma or equivalency. This has strong implications for the future skills and training requirements of the labor force of Inglewood.

Table 2-9
Educational Attainment of Population 25 years and older: 2000

Highest level of Education Attained	Inglewood	% of Total	South Bay Cities	% of Total	Los Angeles County	% of Total
Less than 9th grade	12,073	18.7%	45,803	7.8%	955,932	16.2%
Less than 12th grade, no diploma	11,346	17.6%	138,181	23.4%	814,592	13.8%
High school graduate (includes equivalency)	12,979	20.1%	120,950	20.5%	1,108,314	18.8%
Some college, no degree	15,021	23.3%	96,826	16.4%	1,174,477	20.0%
Associate degree	4,562	7.1%	23,040	3.9%	367,244	6.2%
Bachelor's degree	5,536	8.6%	147,777	25.0%	945,634	16.1%
Post-graduate degree	<u>3,072</u>	<u>4.8%</u>	<u>17,547</u>	<u>3.0%</u>	<u>516,755</u>	<u>8.8%</u>
Total	64,589	100.0%	590,124	100.0%	5,882,948	100.0%
Associate degree or higher	13,170	20.4%	188,364	31.9%	1,829,633	31.1%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 2000, P37.

Figure 2-6
 AA Degree and Above in City of Inglewood, South Bay Cities, and L.A. County: 2000



Source: Stanley R. Hoffman Associates, Inc.
 U.S. Bureau of the Census, 2000.

2-6 AA Degree and Above in City of Inglewood, South Bay Cities and L.A. County: 2000

2.9 Labor Force

Distribution by Type of Job

- As shown in Table 2-10, sales and office occupations are the largest category of the labor force in the City of Inglewood at 30.7 percent. This is slightly higher than Los Angeles County, which has 27.6 percent of the labor force employed in sales and office occupations.
- The Management and Professional occupations comprised 24.6 percent of Inglewood's labor force while 34.3 percent of Los Angeles County's labor force fell into this category.
- Within Inglewood, 20.5 percent of the labor force is employed in service occupations compared with 14.7 percent for Los Angeles County.
- Production and Construction related occupations employ nearly identical proportions of Inglewood's and Los Angeles County's labor forces.

Table 2-10
Labor Force: 1990 to 2000

	2000	% of Total
City of Inglewood		
Management and Professional	10,425	24.6%
Service	8,707	20.5%
Sales and Office	13,027	30.7%
Farming, fishing, and Forestry	84	0.2%
Construction, Extraction, and Maintenance	3,216	7.6%
Production, Transportation, and Material mov	<u>6,916</u>	<u>16.3%</u>
Total	42,375	100.0%
Los Angeles County		
Management and Professional	1,355,973	34.3%
Service	580,809	14.7%
Sales and Office	1,090,059	27.6%
Farming, fishing, and Forestry	6,650	0.2%
Construction, Extraction, and Maintenance	306,450	7.8%
Production, Transportation, and Material mov	<u>613,474</u>	<u>15.5%</u>
Total	3,953,415	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 2000.

Comparative Unemployment Rates

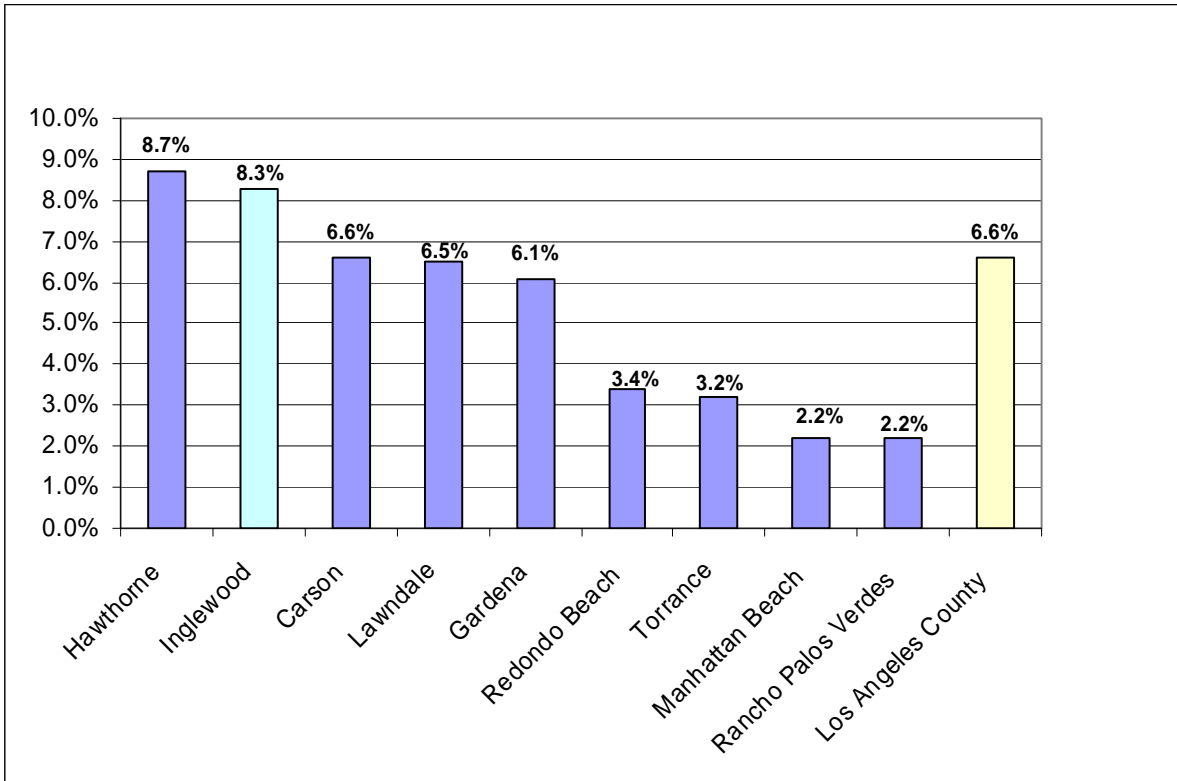
- Table 2-11 and Figure 2-7 shows the unemployment rates for the City of Inglewood in comparison to cities in the South Bay with populations over 25,000, and Los Angeles County. These cities include Carson, Gardena, Hawthorne, Lawndale, Manhattan Beach, Rancho Palos Verdes, Redondo Beach, and Torrance.
- As shown, in 2004, the unemployment rate in Inglewood was the second highest among the South Bay Cities at 8.3 percent, compared to 6.6 percent for Los Angeles County.
- Amongst the South Bay Cities with populations over 25,000, Hawthorne had the highest rate of unemployment at 8.7. In contrast, Manhattan Beach and Rancho Palos Verdes had the lowest rates of unemployment with 2.2 percent each.
- Between 1994 and 2004, all of the South Bay Cities shown had substantial decreases in unemployment rates with the exception of Hawthorne, which remained constant.
- Between 1994 and 2004, Inglewood's unemployment rate dropped by 50.6 percent from 12.5 percent in 1994 to 8.3 percent in 2004.

Table 2-11
Comparative Unemployment Rates: 1994 and 2004

Jurisdictions	1994	2004	1994-2004 Percent Change
South Bay Cities			
Inglewood	12.5%	8.3%	-50.6%
Carson	9.1%	6.6%	-37.9%
Gardena	7.5%	6.1%	-23.0%
Hawthorne	8.7%	8.7%	0.0%
Lawndale	9.5%	6.5%	-46.2%
Manhattan Beach	3.0%	2.2%	-36.4%
Rancho Palos Verdes	3.0%	2.2%	-36.4%
Redondo Beach	4.3%	3.4%	-26.5%
Torrance	<u>5.0%</u>	<u>3.2%</u>	-56.3%
Los Angeles County	9.3%	6.6%	-40.9%

Source: Stanley R. Hoffman Associates, Inc.
Bureau of Labor Statistics.

Figure 2-7
Comparative Unemployment Rates: 2004



Source: Stanley R. Hoffman Associates, Inc.
Bureau of Labor Statistics.

2-7 Comparative Unemployment Rates: 2004

2.10 Household Income

- As shown in Table 2-11, in 2000 about 68.4 percent of Inglewood households earned below \$50,000, compared with 47.7 percent in the South Bay. In Los Angeles County, an estimated 56.9 percent of households earned below \$50,000.
- As shown in Table 2-12 and Figure 2-8, the average household income in nominal dollars for the City was \$44,656 in 2000, significantly lower than the South Bay and the County.
- As shown, the average household income in constant 2006 dollars for the City was \$54,732 in 2000, much lower than the average household incomes of the South Bay cities and the County.
- As shown in constant 2006 dollars, the average household income in the City remained relatively flat, actually declining slightly, from 1990 to 2000, compared to the South Bay and Los Angeles County where average household incomes grew by about 4.3 and 3.2 percent, respectively.

Table 2-11
Distribution of Income: 1990-2000
(in nominal dollars)

	1990	% of Total	2000	% of Total	1990-2000 % Change in Households
Inglewood					
Less than \$10,000	5,282	14.5%	5,162	14.0%	-2.3%
\$10,000-24,999	9,578	26.3%	8,048	21.8%	-16.0%
\$25,000-\$49,999	13,108	36.0%	11,992	32.6%	-8.5%
\$50,000-\$99,999	7,539	20.7%	9,127	24.8%	21.1%
\$100,000+	<u>892</u>	<u>2.5%</u>	<u>2,505</u>	<u>6.8%</u>	<u>180.8%</u>
Total	36,399	100.0%	36,834	100.0%	1.2%
South Bay Cities					
Less than \$10,000	21,524	8.4%	19,771	7.4%	-8.1%
\$10,000-24,999	44,745	17.5%	39,309	14.8%	-12.1%
\$25,000-\$49,999	79,862	31.2%	67,618	25.4%	-15.3%
\$50,000-\$99,999	80,212	31.4%	83,204	31.3%	3.7%
\$100,000+	<u>29,218</u>	<u>11.4%</u>	<u>55,882</u>	21.0%	<u>91.3%</u>
Total	255,561	100.0%	265,784	100.0%	4.0%
Los Angeles County					
Less than \$10,000	383,060	12.8%	330,000	10.5%	-13.9%
\$10,000-24,999	680,398	22.7%	602,111	19.2%	-11.5%
\$25,000-\$49,999	953,229	31.8%	853,372	27.2%	-10.5%
\$50,000-\$99,999	742,333	24.8%	877,071	28.0%	18.2%
\$100,000+	<u>235,323</u>	<u>7.9%</u>	<u>473,725</u>	15.1%	<u>101.3%</u>
Total	2,994,343	100.0%	3,136,279	100.0%	4.7%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Census Data, 1990 and 2000.

Table 2-12
Average Household Income

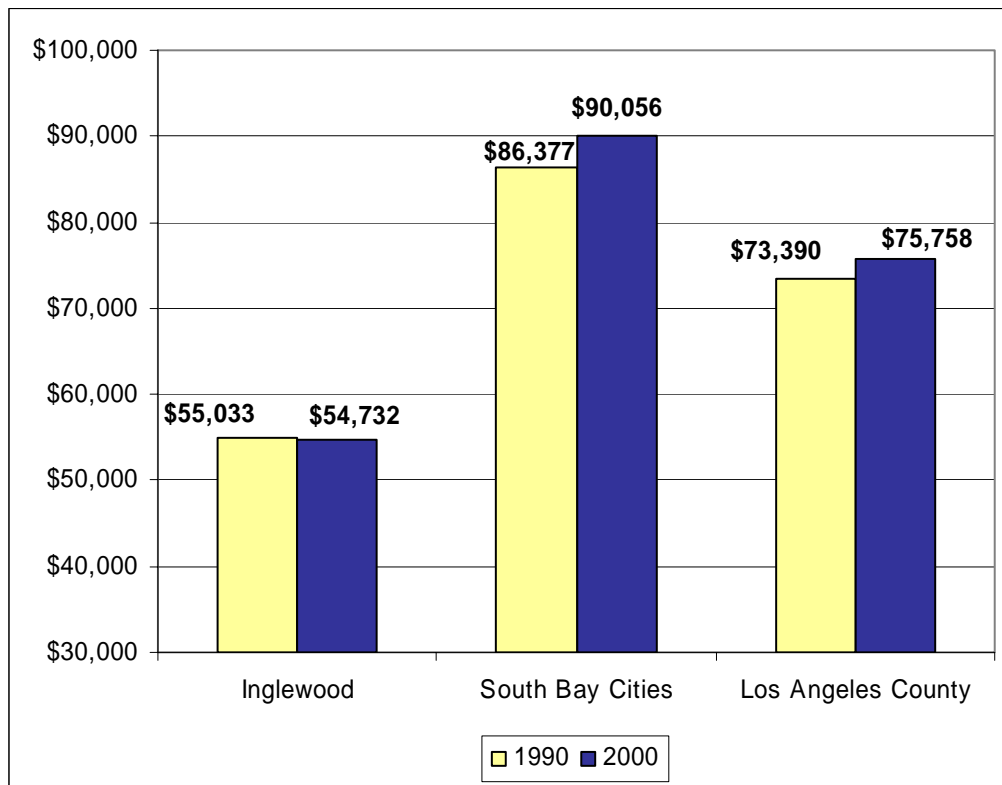
(in nominal dollars)			
Description	1990	2000	% Change
Inglewood	\$35,433	\$44,656	26.0%
South Bay Cities	\$55,614	\$73,477	32.1%
Los Angeles County	\$47,252	\$61,811	30.8%

(in constant 2006 dollars)			
Description	1990	2000	% Change
Inglewood	\$55,033	\$54,732	-0.5%
South Bay Cities	\$86,377	\$90,056	4.3%
Los Angeles County	\$73,390	\$75,758	3.2%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 1990 and 2000.

2-12 Average Household Income

Figure 2-8
Average Annual Household Income: 1990-2000
(In constant 2006 dollars)



Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000

2-8 Average Annual Household Income: 1990-2000

2.11 Projected Population, Household and Employment Growth

City of Inglewood

- As shown in Table 2-13 and Figure 2-9, projections provide by the Southern California Association of Governments; (SCAG) Regional Transportation Plan (RTP) 2004 suggest that the City of Inglewood will experience modest growth in population, households, and employment over the period 2000-2030.
- As shown, population is projected to grow from 112,580 in 2000 (U.S. Census estimates) to 133,072 in 2030, representing an annual average growth rate of 0.56 percent.
- Households are expected to grow slightly faster than population at an annual rate of about 0.66 percent.
- Employment in Inglewood is projected to increase by only nearly 4,100 jobs, according preliminary corrections being made to SCAG RTP 2004.
- Employment is projected to increase from about 32,900 jobs in 2000 to an estimated 37,000 by the year 2030. At an average annual rate of 0.39 percent.
- As a result of the faster population growth relative to employment growth, the jobs-housing ratio in Inglewood of 0.89 in 2000 is expected to decrease slightly to 0.83 in 2030.

South Bay Cities

- As shown in Table 2-13, projections for the South Bay Cities are shown to provide a demographic picture of an area more relevant to Inglewood than Los Angeles County.
- The South Bay Cities' population and households are projected to increase at relatively similar average annual rates to the City of Inglewood, 0.65 percent and 0.54 percent, respectively.
- Employment is projected to increase at an annual rate of about 0.78 percent and the number of jobs per household is expected to increase from 1.48 in 2000 to 1.59 in 2030.
- It is important to note that the jobs per household ratio for the South Bay Cities is, in 2000, appreciably higher than that of Inglewood. In addition, the ratio is projected to continue widening from 2000 to 2030, while Inglewood is expected to increase slightly to 1.38 in 2030.

Los Angeles County

- The County is projected to grow more rapidly than both Inglewood and the South Bay Cities as a whole over this time period, increasing in population at an average annual rate of 0.80 percent, and number of households increasing at an annual rate of 0.91 percent.
- The County's employment is project to increase at an average rate of 0.80 percent annually, about the same as population growth. However, since the number of households is growing more rapidly than employment, the jobs to household ratio is excepted to decline marginally over this projection period.

Table 2-13
Population, Households and Employment Projections: 2000 to 2030¹

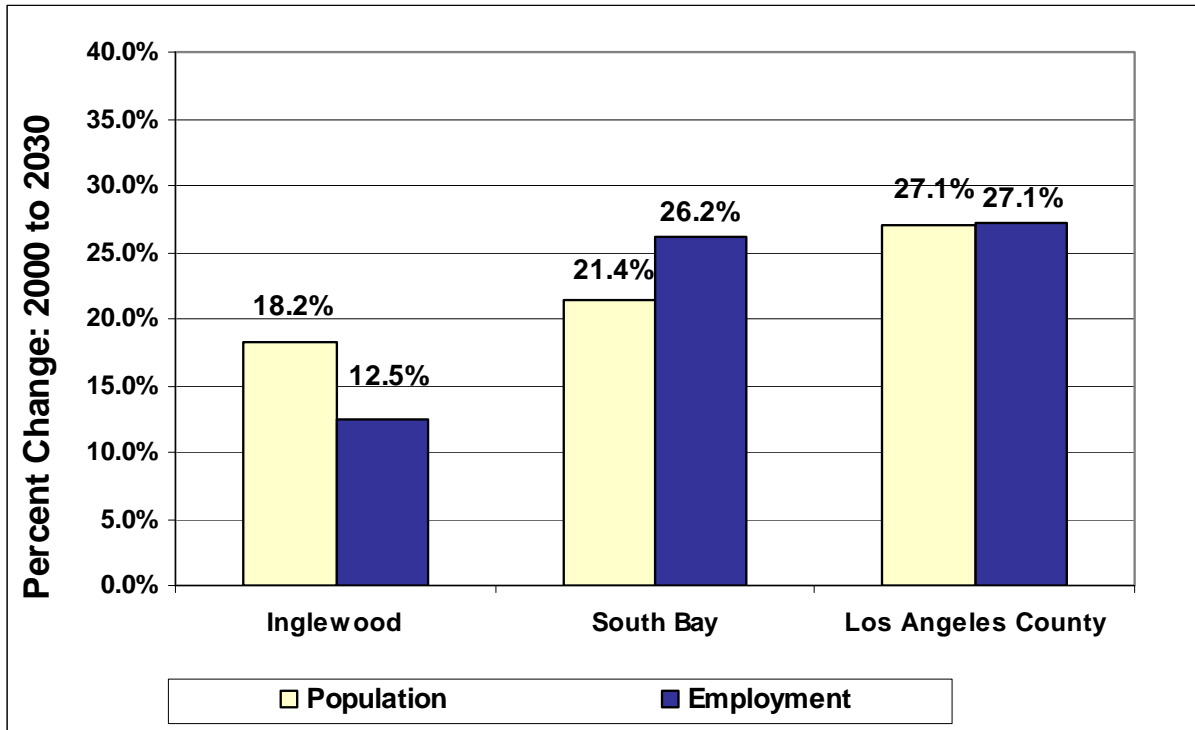
Jurisdiction	2000	2030	2000-2030		
			Numerical Change	Average Annual Change	Percent Change
<u>City of Inglewood</u>					
Population	112,580	133,072	20,492	0.56%	18.2%
Households	36,834	44,812	7,978	0.66%	21.7%
Employment ²	32,900	37,000	4,100	0.39%	12.5%
Jobs/Household Ratio	0.89	0.83	-0.07	-0.26%	-7.6%
<u>South Bay Cities²</u>					
Population	729,615	886,020	156,405	0.65%	21.4%
Households	265,784	311,966	46,182	0.54%	17.4%
Employment	394,200	497,491	103,291	0.78%	26.2%
Jobs/Household Ratio	1.48	1.59	0.11	0.24%	7.5%
<u>Los Angeles County</u>					
Population	9,519,330	12,096,899	2,577,569	0.80%	27.1%
Households	3,108,889	4,083,459	974,570	0.91%	31.3%
Employment	4,431,307	5,633,695	1,202,388	0.80%	27.1%
Jobs/Household Ratio	1.43	1.38	-0.05	-0.11%	-3.2%

Notes:

1. All estimates for employment estimates and projections are based on SCAG RTP 2004 projections. Population and household estimates for the year 2000 are from the U.S. Census 2000.
2. Preliminary estimates of revision to the SCAG RTP 2004 as provided by SCAG staff in April, 2006.
3. The South Bay Cities includes the Cities of Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, and Torrance.

Source: Stanley R. Hoffman Associates, Inc.
Southern California Association of Governments (SCAG), RTP 2004.
U.S. Bureau of the Census, Census 2000.

Figure 2-9
 Projected Population and Employment Growth: Percent Change 2000 to 2030¹



Source: Stanley R. Hoffman Associates, Inc.
 Southern California Association of Governments (SCAG), RTP 2004.
 U.S. Bureau of the Census, 1990 and 2000

Chapter 3 – BUSINESS OVERVIEW

Employment data for the City of Inglewood and Los Angeles County from 1994 to 2004 was provided by the California Economic Development Department (EDD). This information categorizes employment and payroll data by industry sector. Employment data is grouped by the North American Industrial Classification System (NAICS) from 2001 to 2004, and the Standard Industrial Classification (SIC) for 1994. The North American Industry Classification System was developed by representatives from the United States, Canada, and Mexico, and replaces each country's separate classification system with one uniform system for classifying industries. In the United States, NAICS replaces the SIC, a system that federal, state, and local governments, the business community, and the general public have used since the 1930s.

Almost 70.0 percent of the jobs in Inglewood were in three sectors; Retail & Entertainment; Health Care and Other Services; and Government and Local Services. In contrast, Manufacturing and Transportation only represent about 9.0 percent of the jobs.

3.1 Overall 1994 to 2004 Employment Trends

- As shown in Table 3-1, the City's total employment (including self-employment) grew marginally from 30,886 in 1994 to 31,127 in 2004, at an annual average growth rate of 0.1 percent.
- In 2004, services formed the largest employment sector in the City with nearly 32 percent of the total jobs, as shown in Figure 3-2.
- Employment in services grew by a total of 1.0 percent from 9,814 in 1994 to 9,914 in 2004, at annual average rate of 0.1 percent.
- Manufacturing and Retail jobs declined by about 36 percent and 31 percent, respectively, over the 1994 to 2004 time period.
- Wholesale Trade, Finance, Insurance and Real Estate (FIRE), and Construction declined in the 8 percent to 13 percent range from 1994 to 2004, as shown in Table 3-1.

3.2 NAICS Sectoral Employment and Salary Trends: 2001 to 2004

The following section presents sectoral trends by NAICS categories from 2001 to 2004 based on data provided by the California Employment Development Department (EDD). The data provided included information on employment by sector, number of establishments per sector and payroll and wage trends by sector.

**Table 3-1
City of Inglewood
Employment by Sector: 1994 to 2004 ¹**

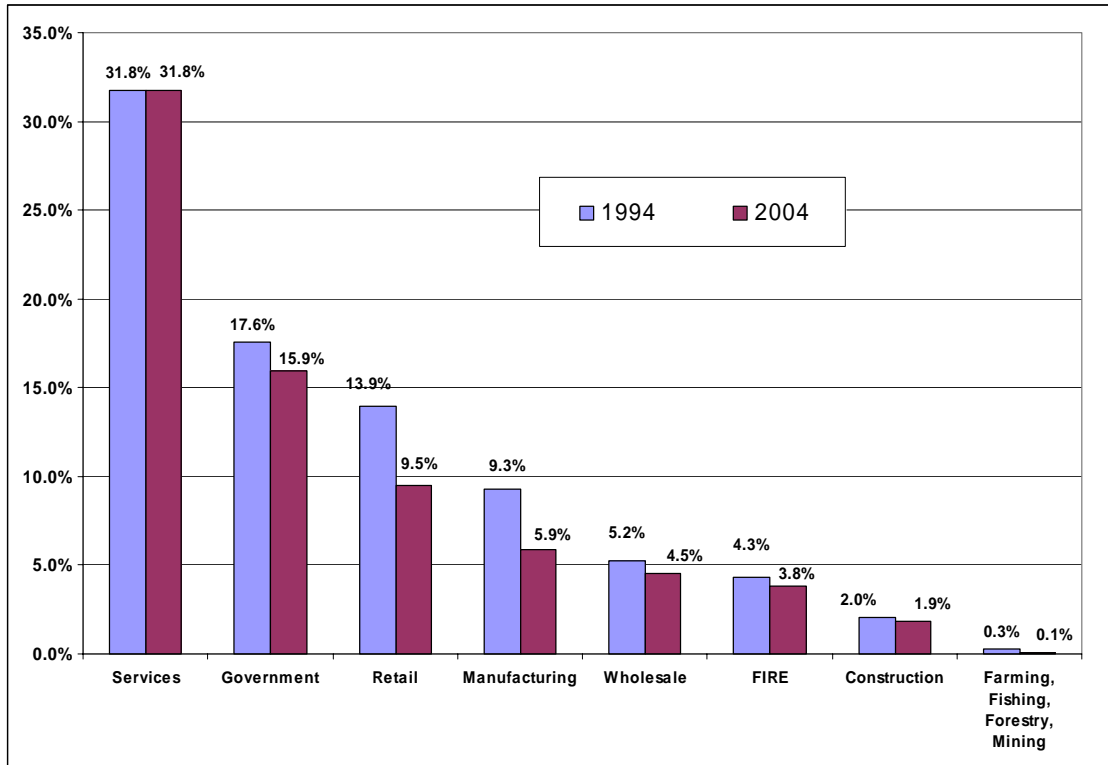
Sectors ²	1994	2004	Percent Change	Annual Average Growth Rate
Construction	627	578	-7.8%	-0.8%
Farming, Fishing, Forestry, Mining	82	30	-63.4%	-9.6%
FIRE	1,326	1,201	-9.4%	-1.0%
Government	5,429	4,977	-8.3%	-0.9%
Manufacturing	2,867	1,829	-36.2%	-4.4%
Retail	4,300	2,957	-31.2%	-3.7%
Services	9,814	9,914	1.0%	0.1%
Wholesale	1,619	1,410	-12.9%	-1.4%
Other ³	<u>4,823</u>	<u>8,321</u>	<u>72.5%</u>	<u>5.6%</u>
TOTAL	30,886	31,217	1.1%	0.1%

1. Based on SIC for 1994 and NAICS for 2004, as shown in Appendix Table 1.
2. Includes estimates for self-employment by sectoral rates as shown in Appendix Table 2.
3. Other includes Transportation, Utilities, Warehousing, Non-classified and suppressed data.

Source: Stanley R.Hoffman Associates, Inc.
California Employment Development Department

3-1 Total Employment: 1994-2004

**Figure 3-1
City of Inglewood
Comparative Employment Distribution by Sector: 1994 to 2004**



3-1 Employment by Major Employment Categories: 2004

Employment by NAICS 2001 -2004

- Employment data from EDD was adjusted to include estimated self-employment by NAICS sectors using factors shown in Appendix Table A-2.
- The adjusted employment distribution including self-employment from 2001 to 2004 is shown in Table 3-2.
- As shown in Table 3-2, total employment including declined by 6.2 percent from 33,298 in 2001 to 31,217 in 2004, at an annual average rate of 2.1 percent.
- Employment declined in all major non-Public Sector categories except Services, Retail, and Construction.
- Service sector employment grew by 5.4 percent from 9,402 in 2001 to 9,914 in 2004, whereas employment in the Retail sector grew by 2.9 percent from 2,873 in 2001 to 2,957 in 2004.

Table 3-2
City of Inglewood
Employment by Sector: 2001 to 2004 ¹

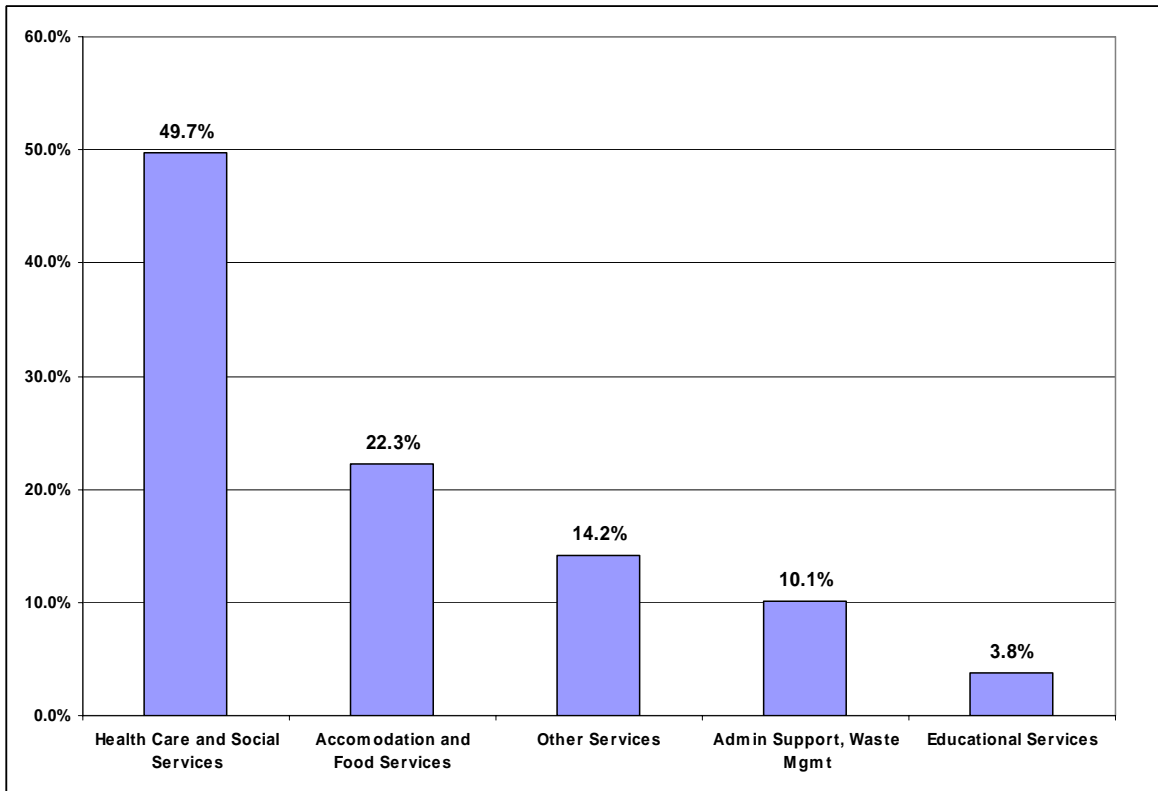
Industrial Categories	2001	2002	2003	2004	2001 to 2004	
					Percent Change	Annual Average Growth Rate
Professional, Scientific and Technical	759	674	418	411	-45.8%	-18.5%
Finance and Real Estate	1,772	1,475	1,406	1,201	-32.2%	-12.2%
Information	295	282	237	259	-12.2%	-4.3%
Arts, Entertainment and Recreation	3,079	2,693	2,590	2,712	-11.9%	-4.1%
Services	9,402	10,347	9,734	9,914	5.4%	1.8%
Manufacturing	2,685	2,487	2,244	1,829	-31.9%	-12.0%
Retail	2,873	2,762	2,884	2,957	2.9%	1.0%
Wholesale	1,449	1,408	1,437	1,410	-2.7%	-0.9%
Government	4,651	5,181	5,079	4,977	7.0%	2.3%
Construction	454	445	523	578	27.4%	8.4%
Transportation Warehousing	4,099	3,445	3,227	3,344	-18.4%	-6.6%
Other	1,780	2,045	1,788	1,626	-8.6%	-3.0%
Total	33,298	33,246	31,565	31,217	-6.2%	-2.1%
SERVICES						
Accommodation and Food Services	1,963	2,007	2,134	2,209	12.5%	4.0%
Admin Support, Waste Mgmt	1,203	924	737	998	-17.0%	-6.0%
Educational Services	345	374	374	373	8.0%	2.6%
Health Care and Social Services	4,385	5,588	4,974	4,930	12.4%	4.0%
Other Services	1,506	1,454	1,514	1,404	-6.7%	-2.3%
Sub-total	9,402	10,347	9,734	9,914	5.4%	1.8%

1. Includes estimates for self-employment by sector not originally provided in the California Employment Development Department.

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department

3-2 Employment by Sector: 2001-2004

Figure 3-2
City of Inglewood
Service Sector Categories as Percent of Service Sector Employment: 2004



Source: Stanley R.Hoffman Associates, Inc.
 California Employment Development Department (EDD)

3-2 Service Sector Categories as Percent of Total Service Sector Employment: 2004

- Manufacturing declined by 31.9 percent from an estimated 2,685 jobs in 2001 to 1829 jobs in 2004.
- Finance, Insurance and Real Estate (FIRE) declined by 32.2 percent and Professional and Technical Services declined by 45.8 percent.
- Of the service sector categories, as shown in Table 3-2, Accommodation and Food Services, and Health Care and Social Services each grew by 12.5 percent each from 2001 to 2004, at annual average growth rates of 4.0 percent.
- As shown in Figure 3-2, in 2004 Health Care and Social Services comprised nearly 50 percent of Services-related employment followed by Accommodation and Food Services at 22.3 percent.

Wage and Salary Trends 2001 -2004

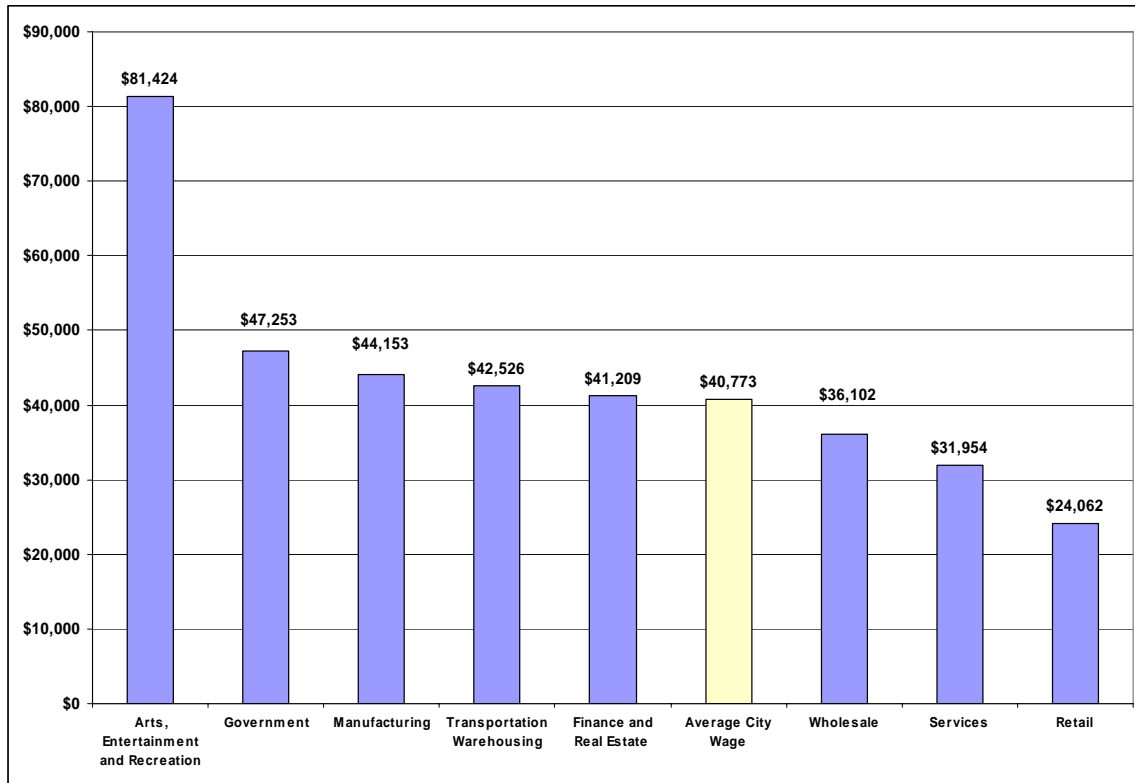
- Table 3-3 shows payroll data, in Constant 2005 dollars, for the City of Inglewood from the EDD for the 2001 to 2004.

**Table 3-3
City of Inglewood
Number of Establishments, Employment and Wages: 2001-2004**

	Establishments				Employment				Annual Average Salary (Constant 2005)					
	2001		2004		2001		2004		2001		2004		Percent Change	
		Percent Change		Average Growth Rate		Percent Change		Percent Change		Percent Change		Percent Change		Percent Change
Professional, Scientific and Technical	65	3.08%	67	1.02%	602	326	-45.85%	\$38,180	\$32,634	-14.5%				
Finance and Real Estate	122	-1.64%	120	-0.55%	1,571	1,045	-33.48%	\$71,335	\$41,209	-42.2%				
Information	15	26.67%	19	8.20%	278	244	-12.23%	\$77,008	\$55,288	-28.2%				
Arts, Entertainment and Recreation	27	14.81%	31	4.71%	2,433	2,143	-11.92%	\$66,194	\$81,424	23.0%				
Services	720	5.56%	760	1.82%	8,694	9,188	5.68%	\$29,159	\$31,954	9.6%				
Manufacturing	90	-15.56%	76	-5.48%	2,616	1,782	-31.88%	\$41,924	\$44,153	5.3%				
Retail	267	-0.75%	265	-0.25%	2,873	2,957	2.92%	\$27,935	\$24,062	-13.9%				
Wholesale	87	11.49%	97	3.69%	1,363	1,326	-2.71%	\$42,295	\$36,102	-14.6%				
Government	11	18.18%	13	5.73%	4,618	4,916	6.44%	\$46,999	\$47,253	0.5%				
Construction	55	12.73%	62	4.07%	369	470	27.37%	\$36,049	\$32,115	-10.9%				
Transportation Warehousing	304	7.89%	328	2.57%	3,913	3,192	-18.43%	\$39,277	\$42,526	8.3%				
Other	<u>12</u>	<u>32.61%</u>	<u>15</u>	<u>9.86%</u>	<u>1,138</u>	<u>975</u>	<u>-14.28%</u>	<u>\$85,990</u>	<u>\$49,761</u>	<u>-42.1%</u>				
Total	1,775	4.44%	1,853	1.46%	30,468	28,564	-6.25%	\$42,683	\$40,773	-4.5%				
SERVICES														
Accommodation and Food Services	143	11.89%	160	3.82%	1,868	2,102	12.53%	\$15,281	\$14,549	-4.8%				
Admin Support, Waste Mgmt	73	2.74%	75	0.91%	1,010	838	-17.03%	\$24,565	\$24,873	1.3%				
Educational Services	17	41.18%	24	12.18%	339	366	7.96%	\$37,176	\$38,873	4.6%				
Health Care and Social Services	299	5.69%	316	1.86%	4,039	4,541	12.43%	\$44,103	\$42,627	-3.3%				
Other Services	<u>188</u>	<u>-1.60%</u>	<u>185</u>	<u>-0.53%</u>	<u>1,438</u>	<u>1,341</u>	<u>-6.75%</u>	<u>\$23,803</u>	<u>\$25,630</u>	<u>7.7%</u>				
Sub-total	720	5.56%	760	1.82%	8,694	9,188	9.15%	\$32,013	\$31,954	-0.2%				

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).

Figure 3-3
City of Inglewood
Average Annual Salary in 8 Largest Employment Sectors: 2004
 (Constant 2005 Dollars)

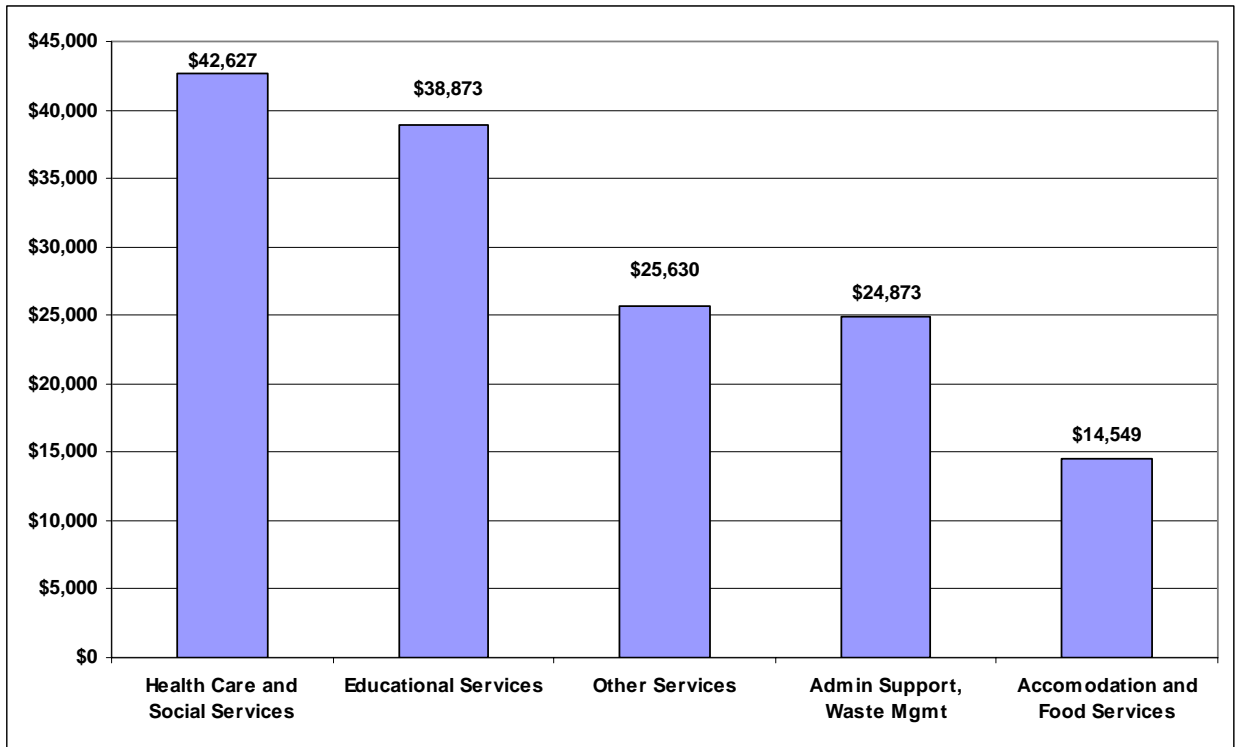


Source: Stanley R. Hoffman Associates, Inc.
 California Employment Development Department.

3-3 Average Annual Salary in 8 Largest Employment Sectors: 2004

- According to the EDD, the City of Inglewood had 1,853 establishments with 28,564 employees in 2004.
- As shown in Table 3-3, the annual average salary in the City of Inglewood declined by 4.5 percent in constant 2005 dollars from \$42,683 to \$40,773 from 2001 to 2004.
- As shown in Figure 3-3, in 2004, Arts, Entertainment and Recreation jobs had the highest average salary of \$81,424, followed by Government and Manufacturing jobs at \$47,253 and \$44,159, respectively.
- As shown in Figure 3-3, average salaries in the Wholesale, Services and Retail sectors are below the City average salaries of \$40,733. These sectors comprised nearly 47 percent of the total employment in the City in 2004.

Figure 3-4
City of Inglewood
Average Annual Salary in Service Sector Industries: 2004
(Constant 2005 Dollars)



Source: Stanley R. Hoffman Associates, Inc.
 California Employment Development Department.

3-4 Average Annual Salary for Service Sector Industries: 2004

- As shown in Figure 3-4, amongst the Services-related jobs, average salary in Health Care and Social Services was the highest at \$42,627-- slightly higher than the City average. Average salary in the Accommodation and Food Services sector was the lowest at \$14,549.

3.3 Distribution of Establishments by Sector and Size: 2001 to 2004

- As shown in Table 3-4, the number of establishments in the City grew marginally by 4.4 percent between 2001 and 2004 from 1,775 in 2001 to 1,853 in 2004.
- Services-related establishments grew by 5.56 percent from 720 in 2001 to 760 in 2004.
- Manufacturing establishments declined by 15.5 percent from 90 in 2001 to 76 in 2004.

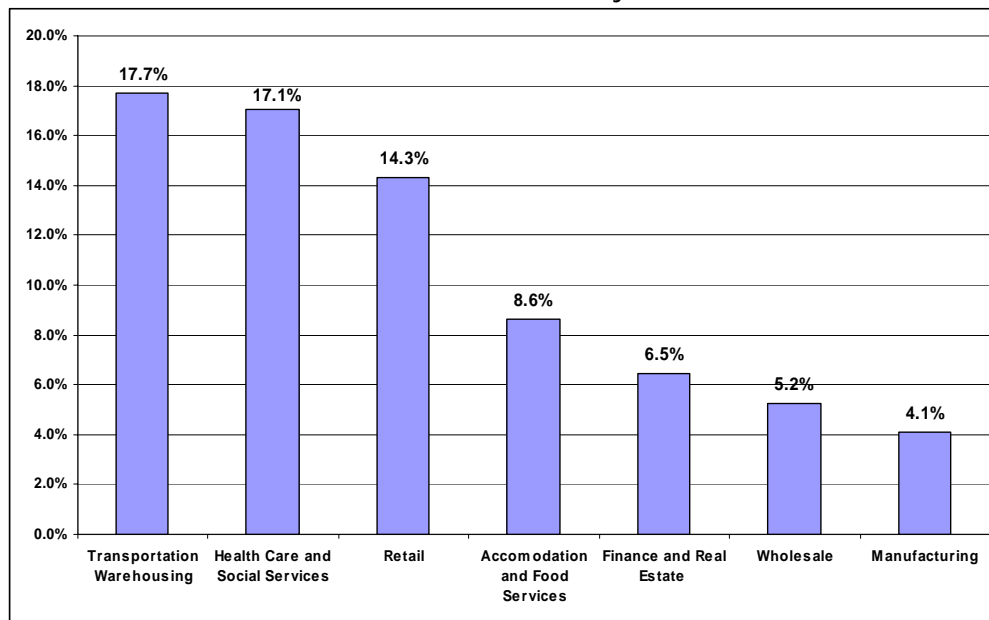
**Table 3-4
City of Inglewood
Distribution of Establishments by Sectors: 2001 to 2004 ¹**

	Establishments			Average Establishment Size (Employees)		
	2001	2004	Percent Change	2001	2004	Percent Change
Professional, Scientific and Technical	65	67	3.08%	9	5	-47.5%
Finance and Real Estate	122	120	-1.64%	13	9	-32.4%
Information	15	19	26.67%	19	13	-30.7%
Arts, Entertainment and Recreation	27	31	14.81%	90	69	-23.3%
Services	720	760	5.56%	12	12	0.1%
Manufacturing	90	76	-15.56%	29	23	-19.3%
Retail	267	265	-0.75%	11	11	3.7%
Wholesale	87	97	11.49%	16	14	-12.7%
Government	11	13	18.18%	420	378	-9.9%
Construction	55	62	12.73%	7	8	13.0%
Transportation Warehousing	304	328	7.89%	13	10	-24.4%
Other	<u>12</u>	<u>15</u>	<u>32.61%</u>	<u>99</u>	<u>64</u>	<u>-35.4%</u>
Total	1,775	1,853	4.44%	17	15	-10.2%
SERVICES						
Accommodation and Food Services	143	160	11.89%	13	13	0.6%
Admin Support, Waste Mgmt	73	75	2.74%	14	11	-19.2%
Educational Services	17	24	41.18%	20	15	-23.5%
Health Care and Social Services	299	316	5.69%	14	14	6.4%
Other Services	<u>188</u>	<u>185</u>	<u>-1.60%</u>	<u>8</u>	<u>7</u>	<u>-5.2%</u>
Sub-total	720	760	5.56%	12	12	0.1%

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).

3-4 Distribution of Establishments by Sectors: 2001 to 2004

**Figure 3 -4
City of Inglewood
Distribution of Establishments by Sectors: 2004**



Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department.

3-5 Distribution of Establishments by Sector: 2004

- As shown in Figure 3-4, in 2004, Transportation and Warehousing comprised about 18 percent of the City's total establishments, followed closely by Health Care and Social Services establishments at about 17 percent.
- The average number of employees per establishment in the City across all sectors declined from 17 in 2001 to 15 in 2004, as shown in Table 3-4.
- Employee per establishment in the Professional, Scientific and Technical sector declined by about 48 percent from 9 in 2001 to 5 in 2004.
- Per establishment employment for the Services and Retail sectors remained constant between 2001 and 2004 at 12 and 11, respectively.

3.4 Sectoral Clustering in the City of Inglewood

- Table 3-5 shows the distribution of firms by ZIP codes based on data from the U.S. Census 2003 County Business Patterns. The number of establishments in the County Business Patterns data is about 8 percent higher than the EDD estimates for 2004.
- As shown Table 3-5, the City of Inglewood, as defined by the ZIP codes 90301, 90302, 90303, 90304 and 90305, had a total of 1,996 firms in 2003. Establishments listed under ZIP code 90304 also include those in the City of Lennox.
- As shown in Figure 3-5, nearly 50 percent of the firms in the City are located in ZIP code 90301, followed by 16.8 percent in 90302.
- Using the distribution of firms by sector within each ZIP code, and comparing this distribution to the City-wide distribution provides a rough estimate of concentration of sectors by geography.
- As shown in Table 3-6, indexing the distribution of firms by sector by ZIP codes to the City-wide sectoral distribution results in locational indices or relative concentration of firms by sector by ZIP code.
- Location of Health Care and Social Services firms is 1.8 and 1.3 times higher in ZIP codes 90305 and 90301, respectively, compared to the average sectoral distribution in the City.
- Manufacturing related firms are around 2.3 times more concentrated in ZIP code 90302 compared to the City average.
- Transportation and Warehousing related firms are relatively more concentrated in ZIP codes 90301 and 90304.

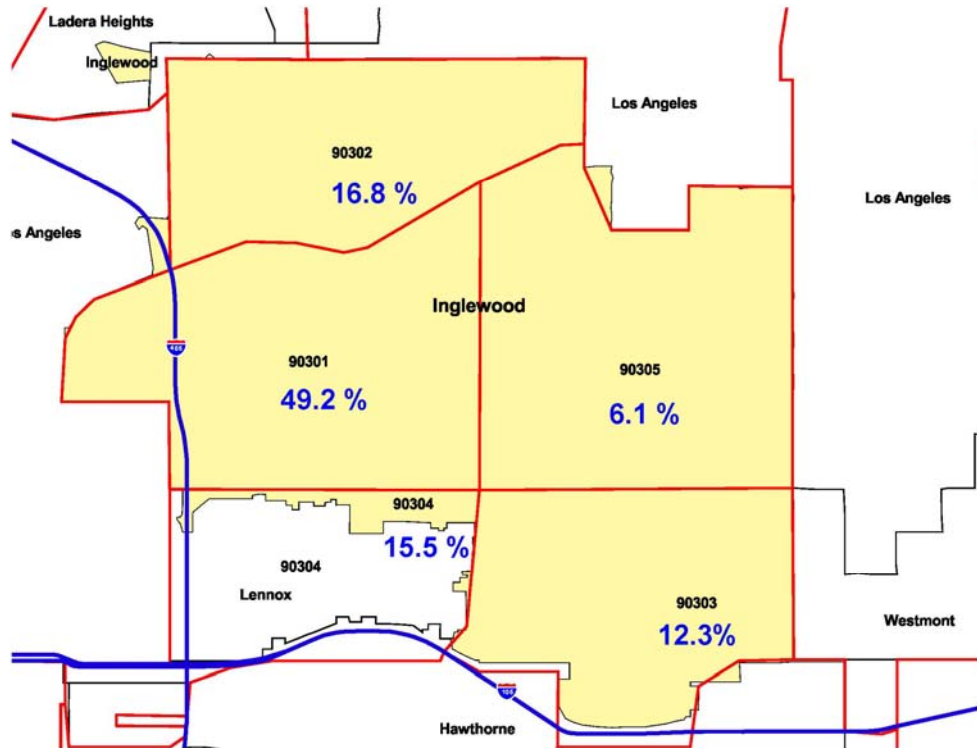
Table 3-5
City of Inglewood
Distribution of Firms by ZIP Codes: 2003

NAICS Categories	90301	90302	90303	90304	90305	90311	Total
Forestry, fishing, hunting, and agriculture	1		1				2
Utilities			1				1
Construction	19	26	5	9	4		63
Manufacturing	37	33	5	8	2		85
Wholesale trade	58	31	13	14	4		120
Retail trade	112	38	63	51	21		285
Transportation & warehousing	190	49	29	75	1		344
Information	9	5	4	3			21
Finance & insurance	32	9	13	2	3	1	60
Real estate & rental & leasing	37	15	10	12	4		78
Professional, scientific & technical services	43	15	10	10	3		81
Management of companies & enterprises	2		1	1			4
Admin, support, waste mgt, remediation services	31	14	5	13	6	1	70
Educational services	14	5	2	1	6		28
Health care and social assistance	216	33	30	18	37		334
Arts, entertainment & recreation	13	4	6	5	2		30
Accommodation & food services	57	18	17	57	10		159
Other services (except public administration)	107	36	28	29	17		217
Unclassified establishments	4	5	3	1	1		14
Total	982	336	246	309	121	2	1,996
Percent of City Total	49.2%	16.8%	12.3%	15.5%	6.1%	0.1%	100.0%

NAICS Categories	90301	90302	90303	90304	90305	90311	Total
Forestry, fishing, hunting, and agriculture	0.1%	0.0%	0.4%	0.0%	0.0%	0.0%	0.1%
Utilities	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.1%
Construction	1.9%	7.7%	2.0%	2.9%	3.3%	0.0%	3.2%
Manufacturing	3.8%	9.8%	2.0%	2.6%	1.7%	0.0%	4.3%
Wholesale trade	5.9%	9.2%	5.3%	4.5%	3.3%	0.0%	6.0%
Retail trade	11.4%	11.3%	25.6%	16.5%	17.4%	0.0%	14.3%
Transportation & warehousing	19.3%	14.6%	11.8%	24.3%	0.8%	0.0%	17.2%
Information	0.9%	1.5%	1.6%	1.0%	0.0%	0.0%	1.1%
Finance & insurance	3.3%	2.7%	5.3%	0.6%	2.5%	50.0%	3.0%
Real estate & rental & leasing	3.8%	4.5%	4.1%	3.9%	3.3%	0.0%	3.9%
Professional, scientific & technical services	4.4%	4.5%	4.1%	3.2%	2.5%	0.0%	4.1%
Management of companies & enterprises	0.2%	0.0%	0.4%	0.3%	0.0%	0.0%	0.2%
Admin, support, waste mgt, remediation services	3.2%	4.2%	2.0%	4.2%	5.0%	50.0%	3.5%
Educational services	1.4%	1.5%	0.8%	0.3%	5.0%	0.0%	1.4%
Health care and social assistance	22.0%	9.8%	12.2%	5.8%	30.6%	0.0%	16.7%
Arts, entertainment & recreation	1.3%	1.2%	2.4%	1.6%	1.7%	0.0%	1.5%
Accommodation & food services	5.8%	5.4%	6.9%	18.4%	8.3%	0.0%	8.0%
Other services (except public administration)	10.9%	10.7%	11.4%	9.4%	14.0%	0.0%	10.9%
Unclassified establishments	<u>0.4%</u>	<u>1.5%</u>	<u>1.2%</u>	<u>0.3%</u>	<u>0.8%</u>	<u>0.0%</u>	<u>0.7%</u>
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau, County Business Pattern, 2003.

Figure 3-5
City of Inglewood
Sectoral Concentration of Establishments by ZIP Codes: 2003



Source: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, County Business Patterns, 2003.

3-6 Distribution of Firms by ZIP Codes

Table 3-6
City of Inglewood
Locational Index of Sectors by ZIP Codes: 2003

NAICS Categories	90301	90302	90303	90304	90305	90311	Total
Forestry, fishing, hunting, and agriculture	1.0	0.0	4.1	0.0	0.0	0.0	1.0
Utilities	0.0	0.0	8.1	0.0	0.0	0.0	1.0
Construction	0.6	2.5	0.6	0.9	1.0	0.0	1.0
Manufacturing	0.9	2.3	0.5	0.6	0.4	0.0	1.0
Wholesale trade	1.0	1.5	0.9	0.8	0.5	0.0	1.0
Retail trade	0.8	0.8	1.8	1.2	1.2	0.0	1.0
Transportation & warehousing	1.1	0.8	0.7	1.4	0.0	0.0	1.0
Information	0.9	1.4	1.5	0.9	0.0	0.0	1.0
Finance & insurance	1.1	0.9	1.8	0.2	0.8	16.6	1.0
Real estate & rental & leasing	1.0	1.1	1.0	1.0	0.8	0.0	1.0
Professional, scientific & technical services	1.1	1.1	1.0	0.8	0.6	0.0	1.0
Management of companies & enterprises	1.0	0.0	2.0	1.6	0.0	0.0	1.0
Admin, support, waste mgt, remediation sei	0.9	1.2	0.6	1.2	1.4	14.3	1.0
Educational services	1.0	1.1	0.6	0.2	3.5	0.0	1.0
Health care and social assistance	1.3	0.6	0.7	0.3	1.8	0.0	1.0
Arts, entertainment & recreation	0.9	0.8	1.6	1.1	1.1	0.0	1.0
Accommodation & food services	0.7	0.7	0.9	2.3	1.0	0.0	1.0
Other services (except public administrator	1.0	1.0	1.0	0.9	1.3	0.0	1.0
Unclassified establishments	0.6	2.1	1.7	0.5	1.2	0.0	1.0

Source: U.S. Census Bureau, County Business Pattern, 2003.

3-6 Locational Index of Sectors by ZIP Codes: 2003

3.5 City of Inglewood Compared with the Los Angeles County Economy

- Table 3-7 shows the relative specialization of Inglewood compared to Los Angeles County. This is shown by indexing the employment distribution of the City of Inglewood to the County.
- In 2004, Inglewood had a 4.4-times higher share of employment in the Arts, Entertainment and Recreation sector compared to the County. This can be explained by the relatively higher impact of the Hollywood Park Race Track and Casino on the City's employment base.
- The economy of Inglewood was also relatively more specialized in Transportation and Warehousing (3.2) and Health Care and Social Services (1.7).
- Employment share in Retail, and Accommodation and Food Services sectors were comparable to the County-wide shares.
- However, the below-average employment shares in Professional, Scientific and Technical (0.2), Information (0.2), Manufacturing (0.5) and Finance, Insurance and Real Estate (0.6) indicate sectors for potential future growth in the City.

Table 3-7
City of Inglewood and Los Angeles County
Comparative Sectoral Specialization by Employment Distribution: 2004

	Inglewood		Los Angeles County		INDEX: LA=1 Inglewood
	Employment	Percent Distribution	Employment	Percent Distribution	
Professional, Scientific and Technical	326	1.1%	239,998	5.9%	0.2
Finance and Real Estate	1,045	3.7%	236,790	5.8%	0.6
Information	244	0.9%	216,122	5.3%	0.2
Arts, Entertainment and Recreation	2,143	7.5%	68,511	1.7%	4.4
Services	9,188	32.2%	1,234,624	30.5%	1.1
Manufacturing	1,782	6.2%	481,790	11.9%	0.5
Retail	2,957	10.4%	406,540	10.0%	1.0
Wholesale	1,326	4.6%	215,636	5.3%	0.9
Government	4,916	17.2%	516,058	12.7%	1.4
Construction	470	1.6%	140,813	3.5%	0.5
Transportation and Warehousing	3,192	11.2%	142,261	3.5%	3.2
Other	<u>975</u>	<u>3.4%</u>	<u>150,791</u>	<u>3.7%</u>	0.9
Total	28,564	100.0%	4,049,934	100.0%	
Services					
Accommodation and Food Services	2,102	7.4%	304,889	7.5%	1.0
Admin Support, Waste Mgmt	838	2.9%	252,292	6.2%	0.5
Educational Services	366	1.3%	85,117	2.1%	0.6
Health Care and Social Services	4,541	15.9%	370,424	9.1%	1.7
Other Services	<u>1,341</u>	<u>4.7%</u>	<u>221,902</u>	<u>5.5%</u>	<u>0.9</u>
<i>Sub-total</i>	<u>9,188</u>	<u>32.2%</u>	<u>1,234,624</u>	<u>30.5%</u>	<u>1.1</u>

Source: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).

3-7 Comparative Sectoral Specialization by Employment Distribution: 2004

Chapter 4 – MARKET CONDITIONS AND TRENDS

4.1 City of Inglewood Taxable Sales: 1994 to 2004

As a major municipal General Fund revenue source, sales tax is a significant contributor to the economic vitality of the City. Taxable sales data as obtained from the California State Board of Equalization show the following trends:

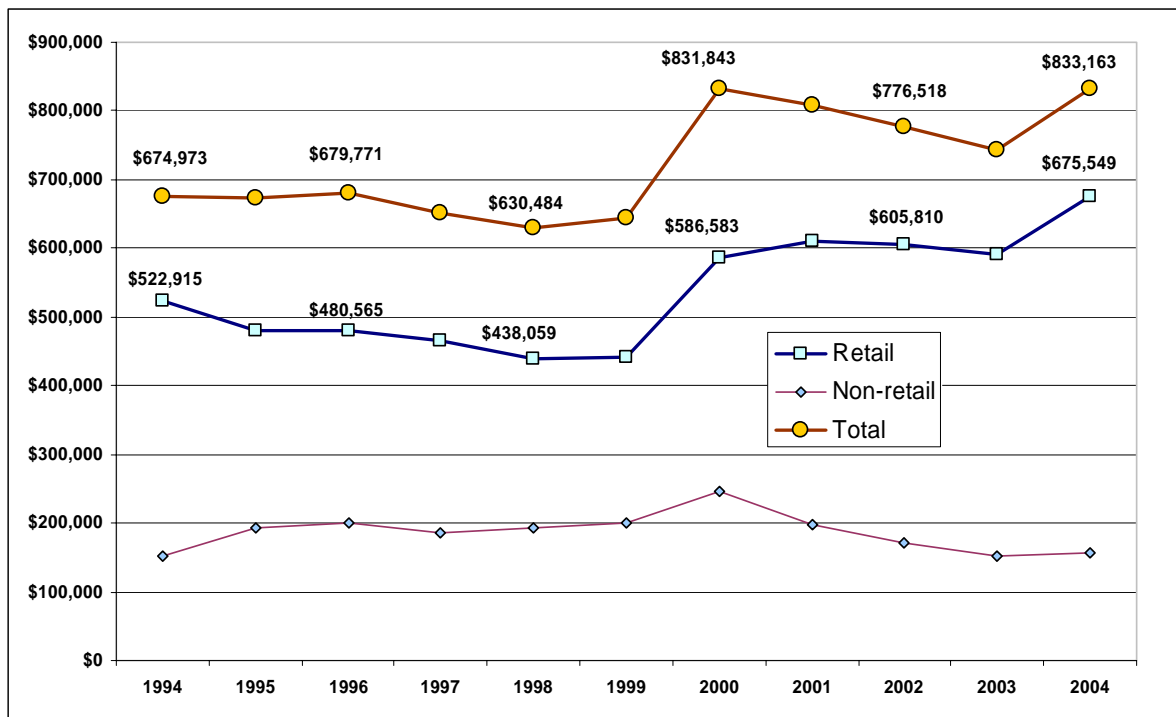
- As shown in Table 4-1 and Figure 4-1, total taxable sales transactions in the City of Inglewood have grown from 1994 to 2004, increasing in constant 2005 dollars from about \$675.0 million in 1993 to \$833.2 million in 2004.
- Taxable Retail sales in the City grew annually at an average annual rate of 2.6 percent over the period 1994-2004. Taxable non-retail sales grew at less than one-sixth that rate, or about 0.4 percent annually.
- Trends from 1994 to 2004 show that the City’s taxable sales consist primarily of retail sales, and this share has grown. In 1994, taxable retail sales comprised 77.5 percent of the total taxable sales and in 2004 it comprised 81.1 percent of the total taxable sales. This consistent with the decline in manufacturing activity in the City from 1994 to 2004.

Table 4-1
City of Inglewood Taxable Sales Trends: 1994 to 2004
(In '000s Constant 2005Dollars)

	Retail	Non Retail	Total	Share of Retail
1994	\$522,915	\$152,058	\$674,973	77.5%
1995	479,344	193,972	673,316	71.2%
1996	480,565	199,206	679,771	70.7%
1997	465,249	186,598	651,847	71.4%
1998	438,059	192,426	630,484	69.5%
1999	441,728	201,335	643,062	68.7%
2000	586,583	245,260	831,843	70.5%
2001	610,516	197,260	807,776	75.6%
2002	605,810	170,708	776,518	78.0%
2003	591,870	151,922	743,792	79.6%
2004	\$675,549	\$157,614	\$833,163	81.1%
1994 to 2004 Annual Average Growth Rate	2.6%	0.4%	2.1%	

Source: Stanley R.Hoffman Associates, Inc.
California State Board of Equalization.

Figure 4-1
City of Inglewood Taxable Sales Trends: 1994 to 2004
(In '000s Constant 2005 Dollars)



Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.

4-1 City of Inglewood Taxable Sales Trends: 1994-2004

4.2 City of Inglewood Taxable Retail Sales Trends: 1994 to 2004

- Taxable Retail sales in the City of Inglewood followed a pattern of initial decline from 1994 to 1999 and then rose appreciably from 2000 to 2004. These trends can be explained by stronger sales performance in key retail categories including General Merchandise, Building Materials and Apparel.
- As shown in Table 4-2, General Merchandise, which is the single largest retail category in the City, initially declined from \$135.6 million in 1994 to \$109.9 million in 2000 and then increasing to \$159.3 million by 2004 in constant 2005 dollars
- Building Materials and Apparel retail sales followed patterns similar to General Merchandise, reaching a high of \$65.1 million and \$25.2 million, respectively.
- The spurt in General Merchandise and Apparel retail sales can be attributed to new big box retail development in the City, including the Hollywood Park Marketplace. Similarly, the growth in Building Materials sales can be attributed to the Home Depot store opened recently at the same center.

Table 4-2
City of Inglewood Taxable Sales by Retail Category: 1994 and 2004

PANEL A

Taxable Transactions ('000s)
(constant 2005)

	1994	2000	2004	1994-2000 Percent Change	2000-2004 Percent Change
Apparel Stores	\$10,864	\$10,654	\$25,216	-1.9%	136.7%
General Merchandise Stores	135,576	109,892	159,289	-18.9%	45.0%
Food Stores	49,697	50,479	44,582	1.6%	-11.7%
Eating and Drinking Places	78,016	82,736	86,720	6.1%	4.8%
Home Furnishings	8,460	9,407	8,875	11.2%	-5.7%
Building Materials	49,454	38,159	65,102	-22.8%	70.6%
Auto Dealers and parts	74,153	68,379	83,234	-7.8%	21.7%
Service Stations	59,037	68,939	74,239	16.8%	7.7%
Other Retail	<u>57,658</u>	<u>147,938</u>	<u>158,363</u>	<u>156.6%</u>	<u>7.0%</u>
Total Retail	\$522,915	\$586,583	\$705,620	12.2%	20.3%
Non-Retail	<u>\$201,479</u>	<u>\$245,260</u>	<u>\$164,630</u>	<u>21.7%</u>	<u>-32.9%</u>
Total	\$724,394	\$831,843	\$870,250	14.8%	4.6%
DOF Population ¹	114,179	112,580	117,640		

PANEL B

Per Capita Taxable Transactions
(constant 2005)

	1994	2000	2004	1994-2000 Percent Change	2000-2004 Percent Change
Apparel Stores	\$95	\$95	\$214	-0.5%	126.5%
General Merchandise Stores	1,187	976	1,354	-17.8%	38.7%
Food Stores	435	448	379	3.0%	-15.5%
Eating and Drinking Places	683	735	737	7.6%	0.3%
Home Furnishings	74	84	75	12.8%	-9.7%
Building Materials	433	339	553	-21.7%	63.3%
Auto Dealers and parts	649	607	708	-6.5%	16.5%
Service Stations	517	612	631	18.4%	3.1%
Other Retail	<u>505</u>	<u>1,314</u>	<u>1,346</u>	<u>160.2%</u>	<u>2.4%</u>
Total Retail	\$4,580	\$5,210	\$5,998	13.8%	15.1%
Non-Retail	<u>1,765</u>	<u>2,179</u>	<u>1,399</u>	<u>23.5%</u>	<u>-35.8%</u>
Total	\$6,344	\$7,389	\$7,398	16.5%	0.1%

1. Other Retail includes liquor stores and other ancillary stores.

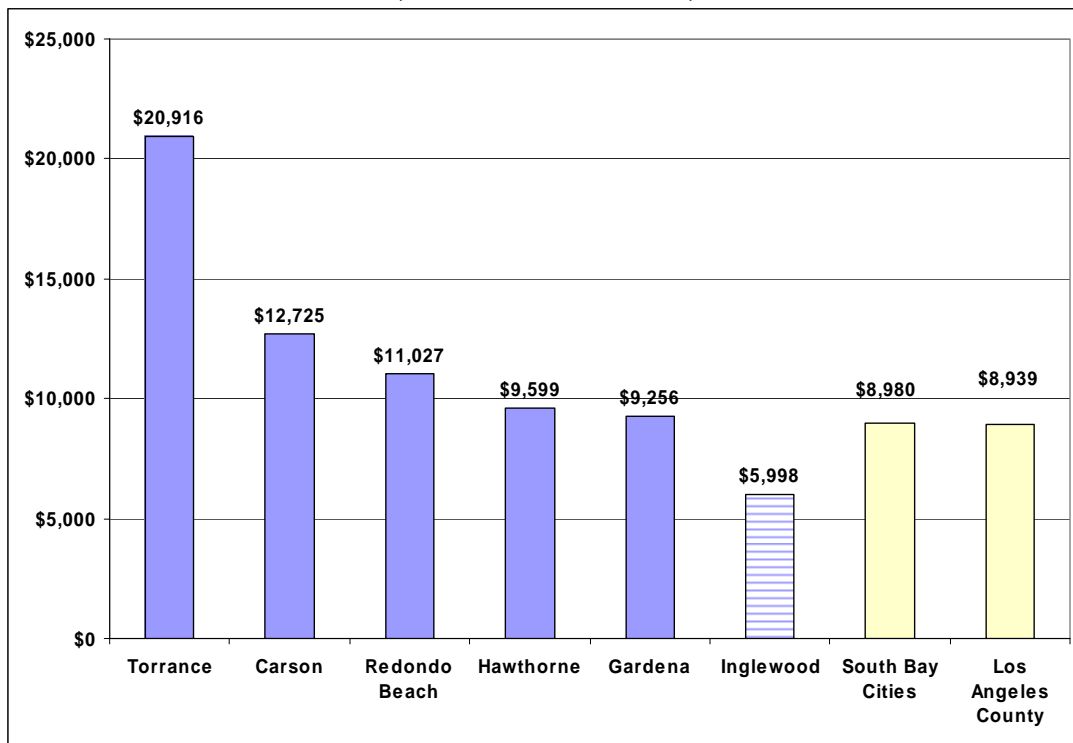
2. Population as reported by the California Department of Finance.

Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.
California Department of Finance, ES-5 Population Projections.

4.4 Comparative Taxable Retail Sales

- Figure 4-2 and Table 4-3 show per capita taxable retail sales in constant 2005 dollars for Inglewood, nearby South Bay cities and Los Angeles County in year 2004.
- Per capita taxable retail sales in Inglewood were lowest at \$5,998 amongst the largest six cities in the South Bay.
- In comparison, the South Bay cities and Los Angeles County had average per capita taxable retail sales of \$8,980 and \$8,939, respectively, as shown in Figure 4-2.

Figure 4-2
City of Inglewood and South Bay Cities
Per Capita Taxable Retail Sales: 2004
(in Constant 2005 Dollars)



Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.

4-2 Per Capita Taxable Retail Sales: 2004

Table 4-3
South Bay Cities
Taxable Retail Sales Trends: 1994 to 2004
(Constant 2005 Dollars)

PANEL A

Taxable Transactions ('000s)
(constant 2005)

	1994	2000	2004	Annual Average Growth Rate 1994-2000	Annual Average Growth Rate 2000-2004
South Bay Cities					
Inglewood	\$522,918	\$586,583	\$705,620	1.9%	4.7%
Carson	848,882	1,147,070	1,225,912	5.1%	1.7%
El Segundo	211,125	426,402	413,342	12.4%	-0.8%
Gardena	470,047	535,719	561,617	2.2%	1.2%
Hawthorne	586,809	595,158	846,813	0.2%	9.2%
Hermosa Beach	147,429	233,235	232,282	7.9%	-0.1%
Lawndale	169,288	188,209	201,640	1.8%	1.7%
Lomita	91,292	109,699	111,920	3.1%	0.5%
Manhattan Beach	437,638	538,321	546,324	3.5%	0.4%
Palos Verdes Estate	10,501	13,069	11,630	3.7%	-2.9%
Rancho Palos Verdes	60,818	69,599	69,826	2.3%	0.1%
Redondo Beach	730,851	738,454	738,267	0.2%	0.0%
Rolling Hills	974	91	933	-32.7%	79.2%
Rolling Hills Estates	142,164	128,649	127,191	-1.7%	-0.3%
Torrance	<u>\$2,624,838</u>	<u>\$3,164,677</u>	<u>\$3,059,289</u>	<u>3.2%</u>	<u>-0.8%</u>
South Bay Total	\$7,055,575	\$6,741,282	\$6,921,075	-0.8%	0.7%
Share of Inglewood	7.41%	8.70%	10.20%	2.7%	4.0%
Los Angeles County	\$65,967,009	\$82,697,286	\$90,346,952	3.8%	2.2%

PANEL B

Per Capita Retail Sales ('000s)
(constant 2005)

	1994	2000	2004	Annual Average Growth Rate 1994-2000	Annual Average Growth Rate 2000-2004
Inglewood	\$4,580	\$5,210	\$5,998	2.2%	3.6%
Carson	9,787	12,784	12,725	4.6%	-0.1%
El Segundo	13,408	26,595	24,505	12.1%	-2.0%
Gardena	8,676	9,277	9,256	1.1%	-0.1%
Hawthorne	7,845	7,076	9,599	-1.7%	7.9%
Hermosa Beach	7,839	12,563	11,878	8.2%	-1.4%
Lawndale	5,862	5,935	6,069	0.2%	0.6%
Lomita	4,628	5,472	5,331	2.8%	-0.7%
Manhattan Beach	13,166	15,902	14,930	3.2%	-1.6%
Palos Verdes Estate	765	980	825	4.2%	-4.2%
Rancho Palos Verdes	1,434	1,692	1,617	2.8%	-1.1%
Redondo Beach	11,594	11,673	11,027	0.1%	-1.4%
Rolling Hills	507	48	476	-32.4%	77.1%
Rolling Hills Estates	17,651	16,760	15,652	-0.9%	-1.7%
Torrance	<u>19,101</u>	<u>22,941</u>	<u>20,916</u>	<u>3.1%</u>	<u>-2.3%</u>
South Bay Cities	\$9,897	\$9,240	\$8,980	-1.1%	-0.7%
Los Angeles County	\$7,108	\$8,687	\$8,939	3.4%	0.7%

Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.
California Department of Finance, ES-5 Population Projections.

4.5 City of Inglewood Retail Leakage Analysis

- Table 4-4 presents per capita sales in the City of Inglewood as a ratio of those in Los Angeles County in 2004. This is provided as a measure of retail leakage from the City's market area.
- As shown in Table 4-3, total Per Capita retail sales in the City of Inglewood were approximately 30 percent lower than those in the County of Los Angeles.
- Retail categories that performed better than or near par with the County of Los Angeles included General Merchandise (1.04) and Other Retail (0.95).
- Retail categories that indicated high levels of leakage included Home Furnishings (0.18), Auto Dealers and Parts (0.37), and Apparel Stores (0.43).

Table 4-4
City of Inglewood and County of Los Angeles
Comparative Per Capita Taxable Sales: 2004
(Constant 2005 Dollars)

	City of Inglewood	County of Los Angeles	Leakage Factor
Apparel Stores	\$214	\$497	0.43
General Merchandise Stores	1,354	1,301	1.04
Food Stores	379	436	0.87
Eating and Drinking Places	737	1,244	0.59
Home Furnishings	75	417	0.18
Building Materials	553	817	0.68
Auto Dealers and parts	708	1,899	0.37
Service Stations	631	911	0.69
Other Retail ¹	<u>1,346</u>	<u>1,417</u>	0.95
Total Retail	\$5,998	\$8,939	0.67

1. Includes Liquor Stores and other ancillary stores.

Source: Stanley R. Hoffman Associates, Inc.

California State Board of Equalization.

California Department of Finance, ES-5 Population Projections.

4.6 Retail Market Inventory in the City of Inglewood

- Table 4-5 presents the retail market inventory for the City of Inglewood compiled from the 2003 Shopping Center Directory and field surveys conducted by Stanley R. Hoffman Associates, Inc in April, 2006.
- There are a total of 16 shopping centers identified in the City of Inglewood, not counting strip commercial and downtown commercial along major arterials.
- Retail centers in Inglewood have an estimated 1,572,788 square feet of retail space.
- The newest retail development within the city is located to the east and south of Hollywood Park. The Hollywood Park Marketplace, The Village at Century and the Costco/Silvercreek Properties (Century Plaza) centers have a total of over 800,000 square feet of retail space—50 percent of the estimated total square footage.

4.7 Retail Market Lease and Vacancy Rates: 2006

- As shown in Table 4-6, retail lease rates in the City of Inglewood currently range from \$0.92 - \$3.00 per square foot (NNN) depending on location and size of retail space.
- In 2006, the City had an estimated total vacancy of about 67,363 sq.ft or 4.3 percent of the total retail center inventory.
- The largest vacant retail space of 40,608 sq.ft was found in the Crenshaw Imperial Shopping Center.

**Table 4-5
City of Inglewood
Retail Market Inventory: 2006**

	Shopping Center Name	Intersection	Type¹/Year Built	Total Sq. Ft.	Anchors	Anchor Square Feet
1	Airport Plaza	Northwest corner ISIS and Manchester - 1117 Manchester	N	23,523		
2	Century Hawthorne	Southeast corner of Century and Hawthorne Boulevards	N 1985	12,407		
3	Century Plaza	Southeast corner Yukon Ave and Century Blvd	C 2005	210,000	Costco	150,000
4	Century Square	Southeast corner Century and Hawthorne Boulevards	N 1986	16,309		
5	Crenshaw Imperial Shopping Center	Northeast corner Imperial Hwy and Crenshaw	C 1958	152,360	Superior Market Rite Aid Pharmacy	40,000 17,000
6	Crenshaw Imperial Plaza	Southeast corner of Imperial Hwy and Crenshaw	C 1960	215,034	Sav-on Drugs RAC Rent-a-Center U.S. Post Office	22,500 5,110 4,800
7	Food 4 Less	Southwest corner of Century and Crenshaw	C	109,014	Food 4 Less	79,101
8	Hollywood Park Plaza	Southwest corner of Prairie Ave. and E. Hardy St.	N	30,212		
9	Hollywood Park Marketplace	Northeast corner of Century and Yukon	R 2005	435,000	Target Home Depot Gigante Staples	111,000 130,000 90,000 20,300
10	Inglewood Center	Southeast corner of S. Market and Florence and East Florence	C 1966	102,276	Sav-on Drugs Kragen Auto Parts	25,000 15,000
11	La Brea Plaza	Southeast corner of La Brea and Centinela	N	45,100		
12	Manchester Business Park	North side of W. Manchester between Isis and Hindry	N	8,352		
13	Manchester Plaza	Southwest corner of Manchester and Eucalyptus	N	4,516		
14	Unnamed Shopping Center	North side of W. Manchester between Ash and Oak	N	8,519		
15	The Village at Century	South side of Century Blvd. east of Yukon	C 2006	193,000	Bed, Bath and Beyond Ross Marshalls	38,000 33,650 33,600
16	Village Manchester	Southwest corner Manchester and Inglewood Aves.	N	<u>7,166</u>		
Total				1,572,788		

1. C = Community (100,000 to 300,000 sq. ft.) , N = Neighborhood (30,000 to 100,000 sq. ft.),
R = Regional (300,000 to > 1,000,000 sq. ft.), SR = Super Regional (> 1,000,000 sq. ft.)

Source: Stanley R. Hoffman Associates, Inc.
Shopping Center Directory-West 2003, National Research Bureau.

**Table 4-6
City of Inglewood
Retail Market Lease and Vacancy Rates: 2006**

	Shopping Center Name/Location	Rate/SF/Month NNN	Vacant SF	Total SF	Vacancy Rate
1	Airport Plaza	Not Available	6,422	23,523	27.3%
2	Century Hawthorne	Not Available	0	12,407	0.0%
3	Century Plaza	Not Available	0	210,000	0.0%
4	Century Square	\$2.05	0	16,309	0.0%
5	Crenshaw Imperial Shopping Center	\$1.50-\$2.25	8,709	152,360	5.7%
6	Crenshaw Imperial Plaza	\$1.25-\$2.25	40,608	215,034	18.9%
7	Food 4 Less	Not Available	0	109,014	0.0%
8	Holly Park Plaza	Not Available	2,702	30,212	8.9%
9	Hollywood Park Marketplace	Not Available	0	435,000	0.0%
10	Inglewood Center	Not Available	6,083	102,276	5.9%
11	La Brea Plaza	\$1.25-\$2.37	2,839	45,100	6.3%
12	Manchester Business Park	Not Available	0	8,352	0.0%
13	Manchester Plaza	Not Available	0	4,516	0.0%
14	Unnamed Shopping Center	Not Available	0	8,519	0.0%
15	The Village at Century (2)	\$0.92-\$3.00	0	193,000	0.0%
16	Village Manchester	Not Available	<u>0</u>	<u>7,166</u>	0.0%
	Total		67,363	1,572,788	4.3%

1. Triple net ("NNN") rental rate assumes that tenant pays their share of operating expenses, such as property taxes, utilities and maintenance and insurance.

2. The Village at Century project has just been completed and businesses are starting to open. Businesses that have not opened are not included under vacancies.

Source: Stanley R. Hoffman Associates

Chapter 5 – Real Estate Trends

5.1 Building Activity

Non-residential Building Activity

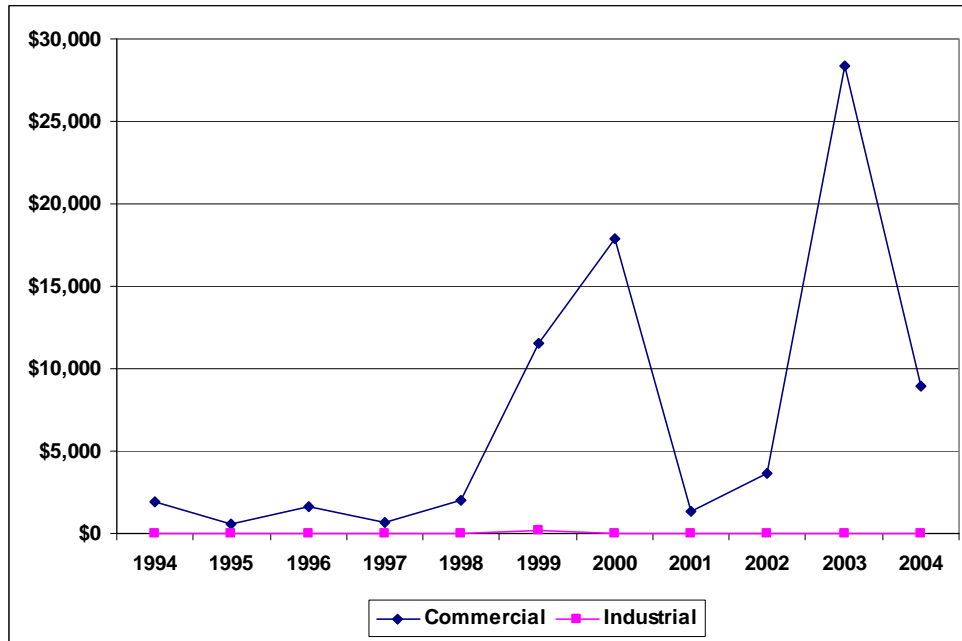
- Table 5-1 and Figure 5-1 show non-residential building activity trends in the City of Inglewood from 1994 to 2004 based on the data provided by the Construction Industry Research Board.
- As shown in constant 2006 dollars, nearly all of the building activity permitted in terms of valuation over this time period was commercial, which averaged 99.8 percent of the total valuation annually compared to just 0.2 percent for industrial valuation.
- As shown in Figure 5-1, industrial building activity only occurred in 1999 and the valuation for this industrial building was quite small, only \$189,000.
- The valuation for new commercial buildings displayed significant fluctuation over the 10 year time period. The valuation (in constant 2006 dollars) for new commercial buildings ranged from just \$612,000 in 1995 to about 28.3 million in 2003.

Table 5-1
City of Inglewood
Non-Residential Building Permit Valuations: 1994-2004
(In thousands of constant 2006 dollars)

Year	Commercial	% of Total	Industrial	% of Total	Total Units
1994	\$1,963	100.0%	\$0	0.0%	\$1,963
1995	612	100.0%	0	0.0%	612
1996	1,674	100.0%	0	0.0%	1,674
1997	704	100.0%	0	0.0%	704
1998	1,994	100.0%	0	0.0%	1,994
1999	11,572	98.4%	189	1.6%	11,761
2000	17,855	100.0%	0	0.0%	17,855
2001	1,370	100.0%	0	0.0%	1,370
2002	3,659	100.0%	0	0.0%	3,659
2003	28,331	100.0%	0	0.0%	28,331
2004	\$8,898	100.0%	\$0	0.0%	\$8,898
Annual Average	\$7,148	99.8%	\$17	0.2%	\$7,166

Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board.

Figure 5-1
City of Inglewood
Non-Residential Building Activity: 1994-2004
(in thousands of constant 2006 dollars)



Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board, 2005.

5-1 Non Residential Building Activity: 1992-2004

Residential Building Activity

- Table 5-2 and Figure 5-2 show residential building activity from 1994 to 2004 in the City of Inglewood based on the data provided by the Construction Industry Research Board. Over this time period, a total of 346 housing units were permitted. Only 37.9 percent of total units permitted were single-family residences while 62.1 percent were multi-family units.
- The data indicates that on an average, 31 new residential units were permitted every year, of which 12 were single-family units and 20 were multi-family units. However, at least 200 more units have been added to the housing stock since 2004.
- As shown in Table 5-2, on average from 1994 to 2004, there were more multi-family units than multi-family units permitted. As shown in Figure 5-2, the permitting of new units fluctuated over this period.

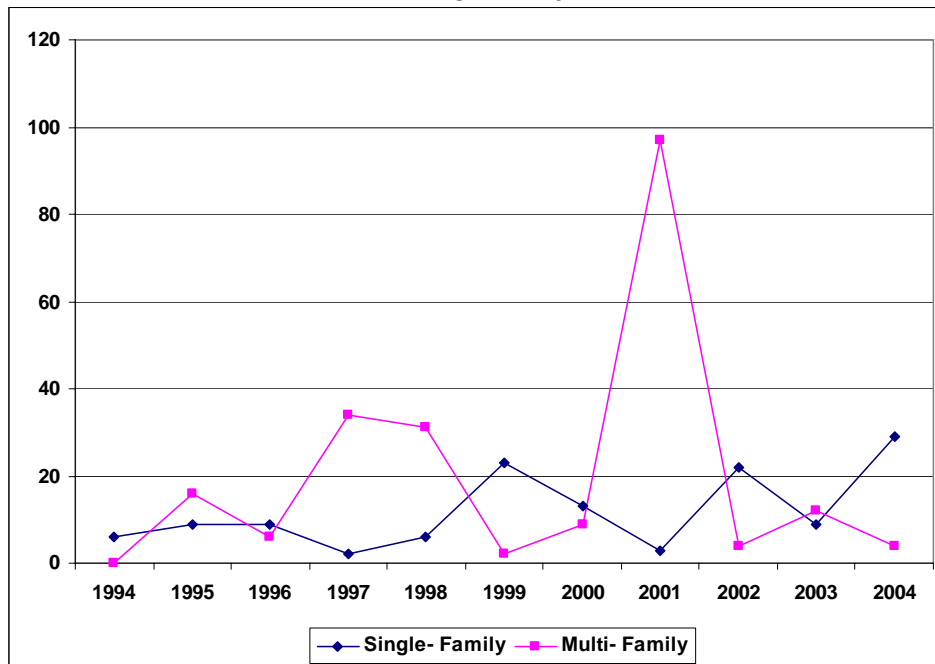
Table 5-2
City of Inglewood
Residential Building Activity: 1994 to 2004
(in thousands of constant 2006 dollars)

Year	Single-Family	% of Total	Multi-Family	% of Total	Total Units
1994	6	100.0%	0	0.0%	6
1995	9	36.0%	16	64.0%	25
1996	9	60.0%	6	40.0%	15
1997	2	5.6%	34	94.4%	36
1998	6	16.2%	31	83.8%	37
1999	23	92.0%	2	8.0%	25
2000	13	59.1%	9	40.9%	22
2001	3	3.0%	97	97.0%	100
2002	22	84.6%	4	15.4%	26
2003	9	42.9%	12	57.1%	21
2004	<u>29</u>	<u>87.9%</u>	<u>4</u>	<u>12.1%</u>	<u>33</u>
Total	131		215		346
Annual Average	12	37.9%	20	62.1%	31

Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board.

5-2 Residential Building Activity: 1994-2004

Figure 5-2
City of Inglewood
Residential Building Activity: 1995 to 2005



Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board, 2005.

5-2 Residential Building Activity

5.2 Housing Value

Single Family Residential

- As shown in Table 5-3, according to DataQuick the median price of a single-family residence sold in the City of Inglewood in February, 2006 was \$475,000.
- In comparison, the median price of a single-family residence sold in the South Bay Cities was significantly higher at \$795,000, and \$525,000 in the County.
- Within the South Bay, the City of Manhattan Beach had the highest single-family residence median sales price at \$1.95 million.

Table 5-3
City of Inglewood, South Bay Cities, and Los Angeles County
Single Family Median Sales Price: February 2006

	ZIP CODE	Single Family Residences		
		No. Sold	Price ('000s)	% change ¹
Inglewood	90301	3	\$470	17.4%
Inglewood	90302	8	458	26.2%
Inglewood	90303	3	450	20.6%
Inglewood	90304	4	450	47.5%
Inglewood	<u>90305</u>	<u>3</u>	<u>585</u>	<u>37.6%</u>
Inglewood Total		21	\$475	n/a
Carson	90745	21	\$500	17.1%
Carson	90746	10	540	22.6%
El Segundo	90245	4	920	26.5%
Gardena	90247	10	449	16.8%
Gardena	90248	2	464	14.1%
Gardena	90249	12	510	18.3%
Hawthorne	90250	22	538	13.8%
Hermosa Beach	90254	4	970	-2.1%
Lawndale	90260	8	580	27.8%
Lomita	90717	6	549	-1.5%
Manhattan Beach	90266	22	1,950	23.8%
Palos Verdes Estates ²	90274	15	1,375	11.7%
Rancho Palos Verdes	90275	11	1,100	14.3%
Redondo Beach	90277	10	1,000	23.5%
Redondo Beach	90278	17	731	2.0%
Torrance	90501	15	555	13.3%
Torrance	90502	7	540	25.0%
Torrance	90503	13	758	15.8%
Torrance	90504	9	615	8.1%
Torrance	90505	12	775	3.5%
South Bay Cities Total (including Inglewood)		251	\$795	n/a
Los Angeles County		4,299	\$525	19.3%

1. Indicates percent change from February, 2005.

2. Rolling Hills and Rolling Hills Estates fall within the zip code 90274.

Source: Stanley R. Hoffman Associates, Inc.
DataQuick *Datanews*. February, 06

Condominiums

- As shown in Table 5-4, the median price of a condominium sold in the City of Inglewood in February, 2006 was around \$330,000.
- In comparison, the median condominium sales price in the South Bay Cities was estimated significantly higher at about \$500,000, and in the County at \$407,000.
- Within the South Bay, the City of Hermosa Beach had the highest median sales price for condominiums at \$1.12 million.

Table 5-4
City of Inglewood, South Bay Cities, and Los Angeles County
Condominium Median Sales Price: February 2006

	ZIP CODE	Condominiums		
		No. Sold	Price ('000s)	% change ¹
Inglewood	90301	4	308	21.2%
Inglewood	90302	10	312	14.5%
Inglewood	90303	n/a	n/a	n/a
Inglewood	90304	n/a	n/a	n/a
Inglewood	<u>90305</u>	5	385	24.7%
Inglewood Total		19	\$330	n/a
Carson	90745	10	340	55.4%
Carson	90746	n/a	n/a	n/a
El Segundo	90245	6	465	10.3%
Gardena	90247	6	390	42.3%
Gardena	90248	n/a	n/a	n/a
Gardena	90249	1	365	52.4%
Hawthorne	90250	5	373	49.2%
Hermosa Beach	90254	4	1120	39.1%
Lawndale	90260	5	370	-17.5%
Lomita	90717	3	337	-34.8%
Manhattan Beach	90266	3	850	-35.7%
Palos Verdes Estates ²	90274	n/a	n/a	n/a
Rancho Palos Verdes	90275	3	583	33.1%
Redondo Beach	90277	9	600	-6.1%
Redondo Beach	90278	16	655	6.4%
Torrance	90501	6	538	26.5%
Torrance	90502	6	331	6.9%
Torrance	90503	6	675	32.6%
Torrance	90504	2	477	9.2%
Torrance	90505	6	534	22.1%
South Bay Cities Total (including Inglewood)		116	\$500	n/a
Los Angeles County		1,107	407	15.6%

1. Indicates percent change from February, 2005.

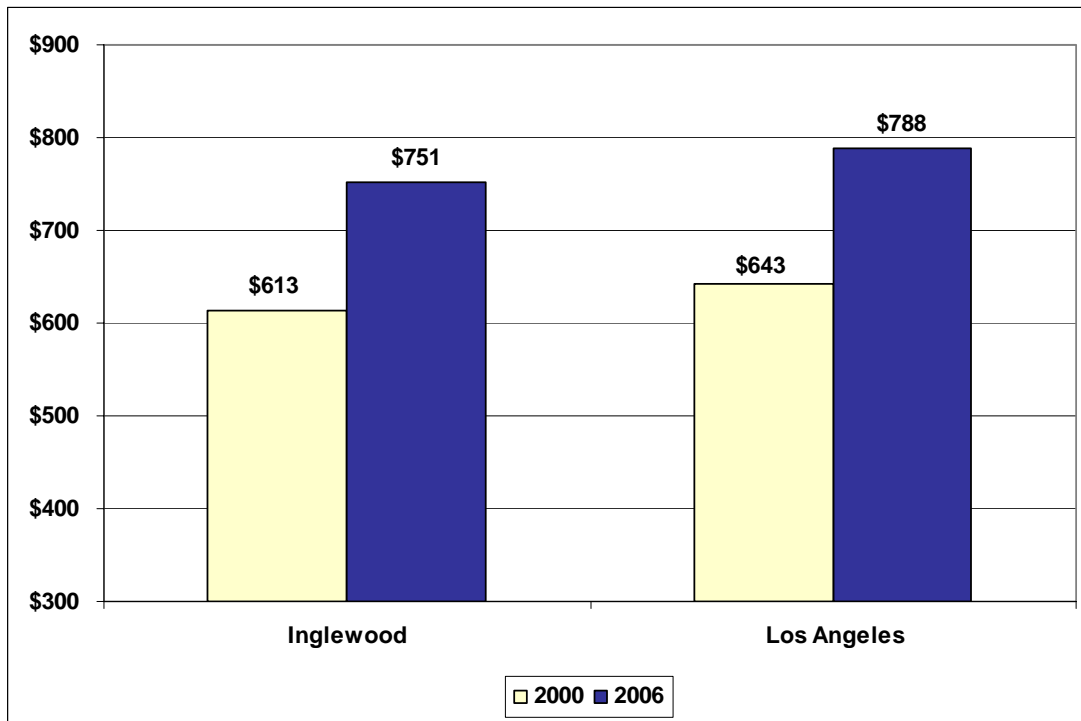
2. Rolling Hills and Rolling Hills Estates fall within the zip code 90274.

Source: Stanley R. Hoffman Associates, Inc.
 DataQuick *Datanews*. February, 06

5.3 Multi-Family Rental Market

- As shown in Figure 5-3, according to the 2000 Census, the median monthly contract rent (in nominal dollars) for the City of Inglewood was \$613. This was slightly lower than the median contract rent for Los Angeles County at \$643.
- The median contract rent in 2006 dollars is estimated to be \$751 for Inglewood, and \$788 for the County.

Figure 5-3
Comparative Median Contract Rent: 2000 and 2006¹



1. The 2006 Median Contract Rent was estimated by inflating the Census 2000 median contract rent using the Consumer Price Index (CPI) from the Bureau of Labor Statistics, or a factor of 1.25

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 2000.

Chapter 6– LOCATIONAL AND ECONOMIC OPPORTUNITIES

The following chapter presents the key locational and economic opportunities in the City of Inglewood that could provide impetus to the economy of Inglewood. These include opportunities arising from proximity to LAX, tourism and lodging industry, and the redevelopment of the Hollywood Park, the Forum and the Downtown area.

6.1 Los Angeles International Airport

- The passenger volume at LAX is projected to increase from just over 60 million air passengers (MAPs) in 2004 to 78.0 MAP in 2030. Most of the additional passenger volume is projected to be handled by other airports in the region such as Ontario and Palmdale.
- The air cargo volume at LAX is projected to increase from 2.0 million tons in 2003 to 2.3 million tons in 2030. Most of the growth in air cargo is expected to be handled by other regional airports.
- The environmental analysis of the LAX Master Plan 2000 Draft EIS/EIR resulted in the formulation of Alternative D that was presented and evaluated in the 2003 LAX Master Plan Addendum and 2003 Supplement to the Draft EIS/EIR.
- Alternative D was a new alternative in response to public comment on Master Plan Alternatives A,B,C and the No Action/No Project Alternative.
- Alternative D was developed to offer a regional airport development alternative for LAX. It would be designed to serve approximately 78 million annual passengers which is similar to the activity level identified in the scenario adopted by SCAG for LAX. It would encourage other airports in the region to develop facilities to accommodate regional demand beyond the level served at LAX.
- Alternative D is intended to respond to increased security threats with the objective of providing a facility that can continue to operate under the highest security levels with minimal impacts to the passenger processing experience.
- The ground access network would be redeveloped to limit vehicle access to the central terminal area (CTA) and to remove vehicle parking from the area. The CTA would be accessed via the Landside Automated People Mover (APM) system.
- Some of the other components of Alternative D include: four new passenger terminals, new aircraft rescue and firefighting facilities, parallel taxiways between the runways on the north and south airfields to reduce the potential for runway incursions and airfield reconfigurations to provide unrestricted movement for New Large Aircraft (NLA). Alternative D also includes a new Ground Transportation Center (GTC) to improve the landside level of service at LAX, a Consolidated Rental Car Facility and an Intermodal Transportation Center.
- The LAX Master Plan Stipulated Settlement was approved by Mayor Villaraigosa and the Los Angeles City Council in early 2006 resulting in an historic settlement of lawsuits

filed against the LAX Master Plan. It was also approved by other cities including the City of Inglewood.

- The settlement allows LAWA to begin construction on the LAX South Airfield Improvement Project and to develop new plans for LAX consistent with the Mayor’s vision for the regional redistribution of aviation demand.
- The settlement will create a community-based planning process to revisit and potentially replace controversial “yellow light” projects such as the Manchester Square Ground Transportation Center.

6.2 Tourism and Lodging

- The majority of the hotels and motels in Inglewood serve tourists and business travelers from Los Angeles International Airport.
- The hotels and motels are primarily located along Century Boulevard, as well as Manchester Avenue and the Imperial Highway.
- As shown in Table 6-1, the City of Inglewood generated about \$1.84 million in transient occupancy tax revenue for 2002-2003. Of the South Bay Cities, Torrance generated the most amount of transient occupancy tax revenue with about \$5.52 million.

**Table 6-1
City of Inglewood and South Bay Cities
Transient Occupancy Tax Revenues in 2002-2003**

	Revenue	% of South Bay Cities
Inglewood	\$1,835,682	10.1%
Carson	804,397	4.4%
El Segundo	2,866,811	15.8%
Gardena	475,298	2.6%
Hawthorne	929,673	5.1%
Hermosa Beach	1,054,272	5.8%
Lawndale	297,339	1.6%
Lomita	100,792	0.6%
Manhattan Beach	2,040,428	11.2%
Palos Verdes Estates	0	0.0%
Rancho Palos Verdes	15,508	0.1%
Redondo Beach	2,257,526	12.4%
Rolling Hills	0	0.0%
Rolling Hills Estates	0	0.0%
Torrance	<u>\$5,523,329</u>	30.3%
<i>Total South Bay Cities</i>	\$18,201,055	100.0%

1. The transient occupancy tax for the City of Los Angeles is excluded because it is reported as an aggregate for the City and not by sub-area, such as along Century Blvd. leading into LAX.

Sources: Stanley R. Hoffman Associates, Inc.
California State Controller

6.3 Hollywood Park

- The Hollywood Park Race Track is situated on 240 acres of land just 3 miles east of the Los Angeles International Airport.
- In July 2005, Churchill Downs sold the Hollywood Park Race Track to the Bay Meadows Land Company for \$260 million.
- Under the terms of the deal, the Bay Meadows Land Company will continue thoroughbred racing at the track for at least three more years.
- After this three year guarantee, the continuation of Hollywood Park as a racing venue depends on California allowing the addition of alternative forms of gambling, such as slot machines, to the track.
- In July 2005, Hollywood Park Inc. sold 42 acres of underutilized land for the construction of a retail center that includes Target, Home Depot and Gigante Market.
- The City of Inglewood's Office of Economic and Business Development is expected to work closely with the Bay Meadows Land Company to secure community and stakeholder input and ideas on various elements of the master planning process for the redevelopment of the Hollywood Park property.

6.4 The Forum

- The Forum is located at the southeast corner of Manchester Boulevard and Praire Avenue. It can hold approximately 18,000 people for concerts and services.
- Since professional sports teams such as the Los Angeles Kings, the Los Angeles Lakers, and the Sparks have moved out of the Forum, the site has continued to be used for large concerts and weekly church services, but has lost its position within Los Angeles as the premiere entertainment venue.
- The Forum, which is currently under the ownership of the Faithful Central Bible Church, is exploring the idea of using its underutilized parking area for housing and retail development.

6.5 Downtown

- Within the downtown area, there is an increased focus on economic development and mixed use development. It is the City's hope to have a vibrant downtown, centering on Market Street, that has commercial, residential, business, governmental and entertainment uses.
- For the future, a Business Improvement District (BID) is being considered to revitalize the downtown business environment.

Appendix A

Appendix Table A-1 SIC to NAICS CROSSWALK

SIC	NAICS	BRIDGE CATEGORIES
AGRICULTURE,FORESTRY,FISHING	AGRICULTURE,FORESTRY,FISHING & HUNTING	Farming, Fishing, Forestry, Mining
CONSTRUCTION	CONSTRUCTION	Construction
FEDERAL GOVT	FEDERAL GOVT	Government
FINANCE,INSURANCE,REAL ESTATE	FINANCE & INSURANCE REAL ESTATE & RENTAL & LEASING	FIRE
LOCAL GOVT	LOCAL GOVT	Government
MANUFACTURING-DURABLE MANUFACTURING-NONDURABLE	MANUFACTURING	Manufacturing
MINING	MINING	Farming, Fishing, Forestry, Mining
RETAIL TRADE	RETAIL TRADE	Retail
STATE GOVT	STATE GOVT	Government
TRANS,COMM,ELEC,GAS,SANITARY SERVICES	TRANSPORTATION & WAREHOUSING UTILITIES	Transportation, Comm, Utilities
WHOLESALE TRADE	WHOLESALE TRADE	Wholesale
NON-CLASSIFIED	NON-CLASSIFIED	
SERVICES	ACCOMMODATION & FOOD SERVICES ADMIN & SUPPORT & WASTE MGMT & REMEDIATION ARTS, ENTERTAINMENT, & RECREATION EDUCATIONAL SERVICES HEALTH CARE & SOCIAL ASSISTANCE INFORMATION MANAGEMENT OF COMPANIES AND ENTERPRISES OTHER SERVICES PROFESSIONAL, SCIENTIFIC, & TECHNICAL SKILLS	Services

Source: Stanley R.Hoffman Associates, Inc.

Appendix Table A-2
Self Employment Rates by NAICS Categories

LA				
ID	Industry\County	37	SCAG	U.S.
72	Accommodation and Food Service	4.8%	4.2%	3.0%
56	Administrative and Support and Waste Services	16.0%	16.3%	9.3%
71	Arts, Entertainment, and Recreation	21.0%	17.5%	16.8%
23	Construction	18.7%	16.6%	20.5%
61	Educational Services	1.8%	1.9%	1.3%
52	Finance and Insurance	6.1%	6.3%	5.3%
62	Health Care and Social Assistance	7.9%	8.2%	6.5%
51	Information	5.8%	5.3%	3.7%
55	Management of Companies and Enterprises	3.3%	2.8%	0.0%
31	Manufacturing	2.6%	2.6%	1.9%
21	Natural Resources and Mining	4.5%	3.2%	2.2%
81	Other Services	20.7%	21.1%	14.6%
54	Professional, Scientific and Technical Services	17.9%	18.0%	14.2%
92	Public Administration	0.0%	0.0%	0.0%
53	Real Estate and Rental and Leasing	15.7%	16.5%	17.3%
44	Retail Trade	8.5%	7.6%	6.2%
11	Total Farm	15.2%	9.9%	43.5%
10	Total, All Industries	8.5%	8.4%	7.2%
48	Transportation and Warehousing	4.5%	5.1%	6.0%
22	Utilities	0.0%	0.0%	0.0%
42	Wholesale Trade	6.0%	5.9%	3.8%

Source: 2000 Census 5 percent Public Use Microdata Sample, as provided by SCAG.

Appendix B Project Contacts

City of Inglewood

Richard McNish, Economic Development Manager
(310) 412-8800

Wanda Williams, City Redevelopment Agency
(310) 412-5290

Baron McCoy, City Redevelopment Agency
(310) 412-5290

EIP Associates

Shannon Kimball, Associate Planner
(310) 268-8132