

Final Draft

WEST SAN GABRIEL VALLEY AREA PLAN

Economic Development Opportunities Background Brief

Prepared for
Los Angeles County Department of Regional Planning

December 2023



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I. Introduction

Purpose of the Brief

The purpose of this Economic Development Opportunities Background Brief is to provide context to help the Los Angeles County Department of Regional Planning and other stakeholders better understand the primary employment and economic growth generators in the West San Gabriel Valley. Ultimately, the findings from this Brief will be used to inform the forthcoming Economic Development Element for the West San Gabriel Valley Area Plan (WSGVAP), with a specific focus on how economic development can support the labor market across the socioeconomic spectrum, keeping equity in mind.

NINE UNINCORPORATED COMMUNITIES

1. Altadena
2. East Pasadena-East San Gabriel
3. Kinneloa Mesa
4. La Crescenta-Montrose
5. San Pasqual
6. South Monrovia Islands
7. South San Gabriel
8. Whittier Narrows
9. South El Monte Island

Organization and Content of the Brief

This Economic Development Opportunities Background Brief is organized into the following sections:

- The **Methodology and Assumptions** section describes the key geographic assumptions utilized in the Analysis. It also provides a brief overview of the data sources used.
- The **Regional Context** section provides a high-level economic overview of Los Angeles County and its key industry sectors. It also includes a summary of job growth forecasts by industry sector in Los Angeles County through 2030.
- The **Existing Economic Conditions** section includes a summary of jobs and employment data specific to the West San Gabriel Valley’s Unincorporated Communities. The section summarizes the distribution of local jobs by industry sector, as well as the characteristics of employed Area Plan residents--the majority of whom commute outside of their communities to work.
- The **Economic Opportunities and Barriers** section recaps some of the key findings related to economic growth opportunities and constraints in the Area Plan. These will eventually be incorporated into a series of actionable development strategies to incentivize investment and growth in the Area Plan’s commercial job centers, to help encourage the financial stability and well-being of local residents.
- Finally, the **Tools and Strategies** section documents the various incentives that may exist in certain portions of the Area Plan that could be leveraged to encourage investment and growth, such as tax incentives for investments in targeted Census Tracts

As a companion document, the **Market Conditions Brief** will describe the characteristics of the commercial building inventory within the WSGV Area Communities, with an analysis of real estate market conditions as well as the overall health and vitality of the Area Plan’s commercial corridors.

Methodology and Assumptions

Area Plan Geographies

For the purposes of this Brief, the “WSGV Area Plan Communities” geography refers specifically to the nine unincorporated communities located within the Area Plan. The geography is also referred to as the “Plan Area” in some instances, as well as the “WSGVAP.”

The “West San Gabriel Valley”, meanwhile, refers to the *entire* area encompassed by the Area Plan boundary. This includes all the WSGV Area Plan Communities as described above, as well as the incorporated cities located in the West San Gabriel Valley. This geography casts a wider net and is intended to serve as the “Benchmark Area” for analyzing the more targeted Area Plan communities.

Key Data Sources

Key industries and job sectors are classified using the North American Industry Classification System (NAICS). The NAICS uses a production-oriented approach to categorize industries by focusing on how products and services are created. For the purposes of this analysis, broad industry categories are classified by their two-digit NAICS code.

Employment data is sourced from is sourced from the Longitudinal Employer-Household Dynamics (LEHD) mapping tool. LEHD data is provided by the U.S. Census Bureau and includes a database of employer-employee data. These data are the result of a partnership between the Census Bureau and U.S. states, and they incorporate information from administrative sources including Unemployment Insurance (UI) earnings data and the Quarterly Census of Employment and Wages (QCEW).

At the time of data collection, the most recent year for which LEHD data is available was 2020. GIS shapefiles received from the County were imported into the LEHD application, which produce “custom” geographies for any bisected Block Groups.

Job growth forecasts for Los Angeles County, broken down by industry sector through 2030, were gathered from the California Employment Development Department (EDD) to help identify potential growing (and declining) local industries.

II. Planning Area and Regional Context

Regional Economic Drivers

The West San Gabriel Valley Area Plan is located in Los Angeles County, whose economy is driven by a wide range of industries such as film and entertainment, trade, aerospace and defense, and professional services. The Area Plan itself is surrounded by major employment nodes such as Downtown Los Angeles to the east, as well as Burbank and Glendale in the San Fernando Valley, and the “Gateway Cities” to the south. Within the Area Plan boundaries, incorporated cities like Pasadena have the highest employment counts, followed by Monterey Park, El Monte, Arcadia, and Alhambra.

The COVID-19 pandemic caused severe strains in the regional economy, with the County’s unemployment rate peaked at 19.0 percent in May 2020. As of August 2023, the most current month available, the unemployment rate had stabilized at 5.8 percent.¹ Nevertheless, economic recovery in Los Angeles County has been uneven, with some industries experiencing stronger recovery than others.

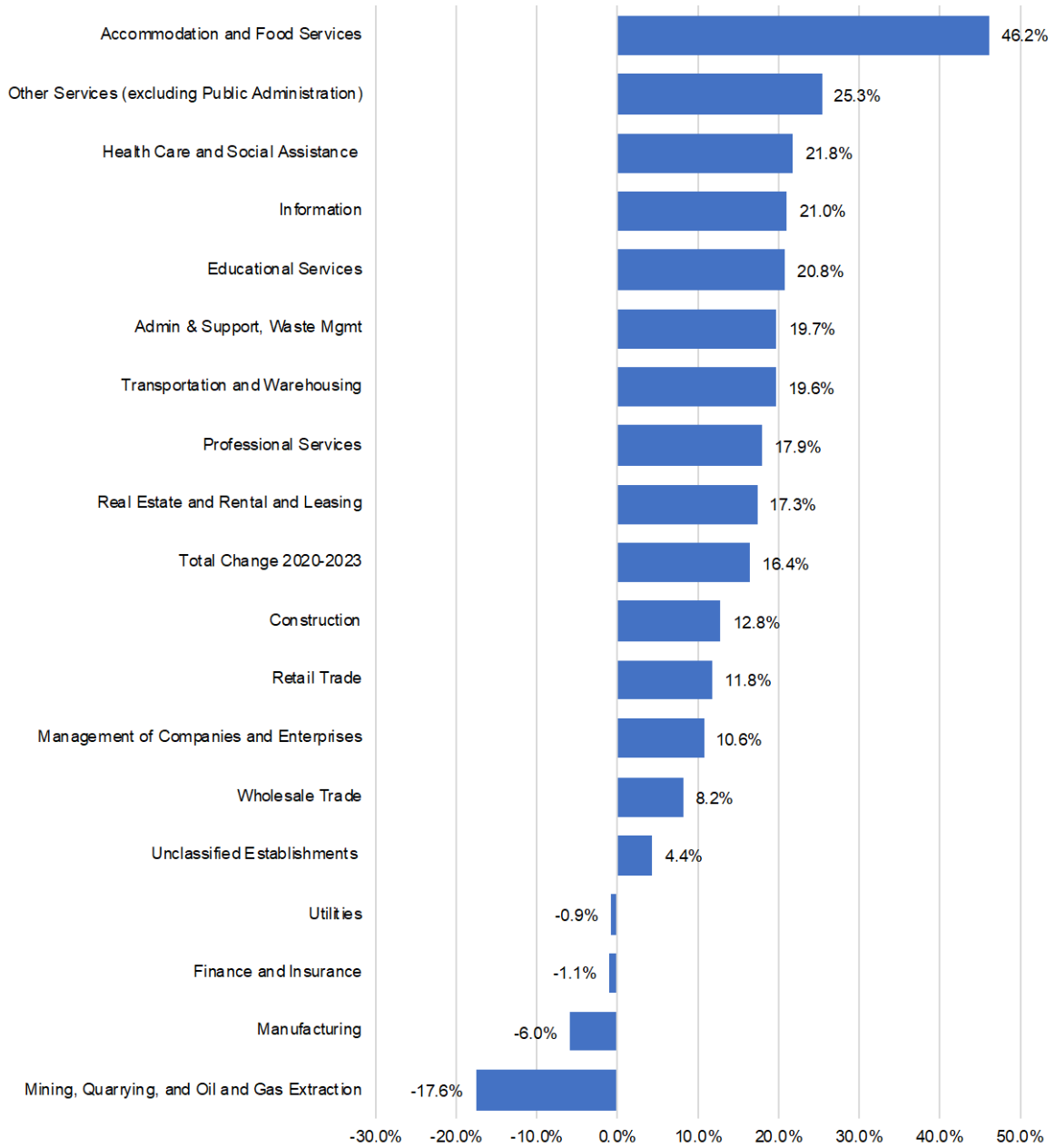
Employment Growth Forecasts by Sector

Los Angeles County job growth forecasts through 2030 by industry sector are shown below (**Figure 1**). Across all sectors, the number of jobs in Los Angeles County is forecast to increase by 16.4 percent between 2020 and 2030.

The Accommodation and Food Services, Other Services, and Healthcare and Social Assistance sectors are forecast to see the highest rates of job growth, according to projections from the California EDD. Two of these sectors—Accommodation/Food Services and Other Services—were the hardest hit during the pandemic. Other sectors whose job growth is forecast to exceed the County average include Educational Services, Transportation and Warehousing, and Professional Services.

The Manufacturing sector is forecast to see a decline in local employment, shedding up to 6 percent of private-sector jobs in the coming years.

¹ <https://fred.stlouisfed.org/series/CALOSA7URN>



SOURCES: California Employment Development Department, 2020; BAE, 2023

Figure 1
 Projected Private Employment Growth by Industry Sector, Los Angeles County, 2020–2030

III. Existing Economic Conditions

Employment by Area Plan Community

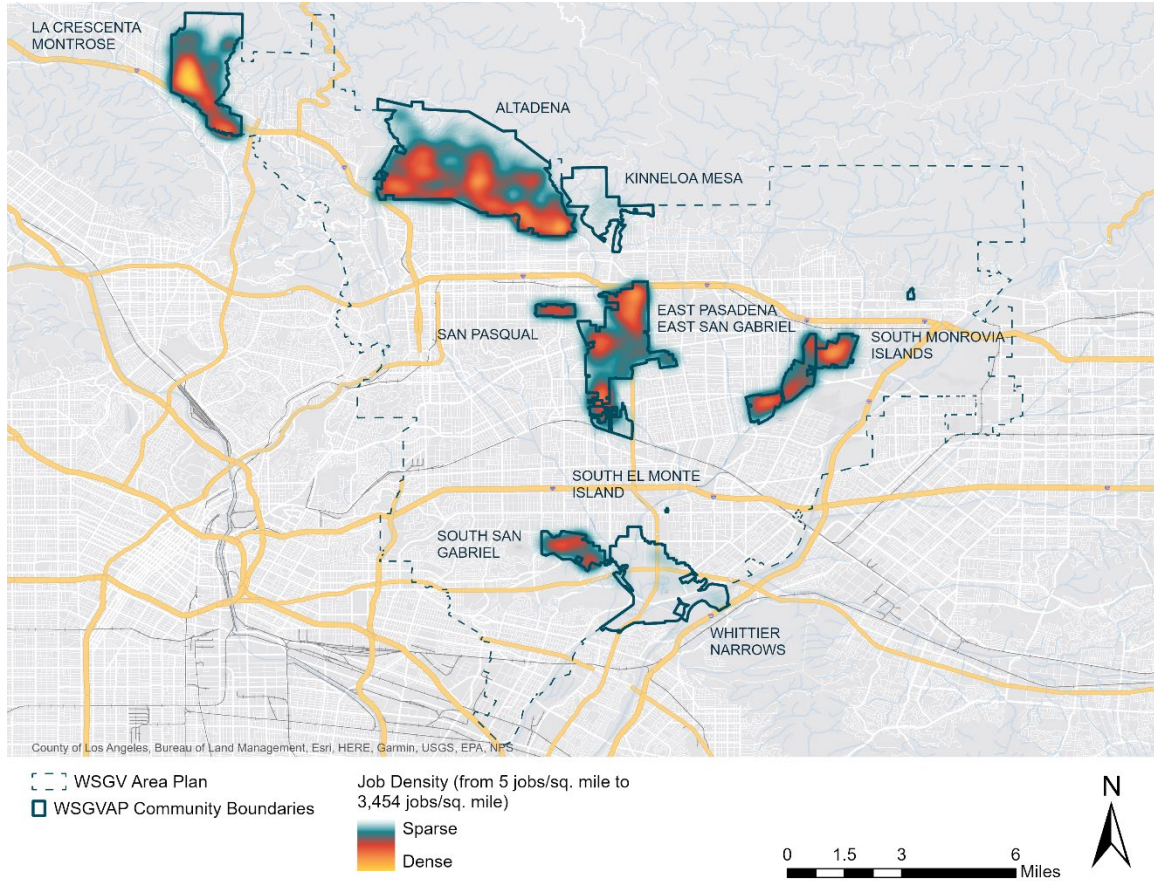
As of 2020, there were approximately 17,488 jobs located across the WSGV Area Plan Communities (**Table 1**). Employment opportunities, however, are not evenly distributed. The communities of Altadena, East Pasadena, and La Crescenta, for example, employed approximately 13,641 workers, representing over three-quarters of total employment. Not coincidentally, these communities also have some of the largest populations in the Area Plan.

**TABLE 1
JOBS BY AREA PLAN COMMUNITY, 2020**

WSGV Plan Area Communities	Total Workers	
	Number	Percent
Altadena	6,479	37.0%
East Pasadena - East San Gabriel	4,195	24.0%
La Crescenta	2,967	17.0%
Whittier Narrows	1,389	7.9%
South Monrovia Islands	1,228	7.0%
South San Gabriel	942	5.4%
San Pasqual	189	1.1%
Kinneloa Mesa	99	0.6%
South El Monte Island	0	0.0%
Total Workers	17,488	100.0%
West San Gabriel Valley	369,447	
LA County	4,461,841	

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

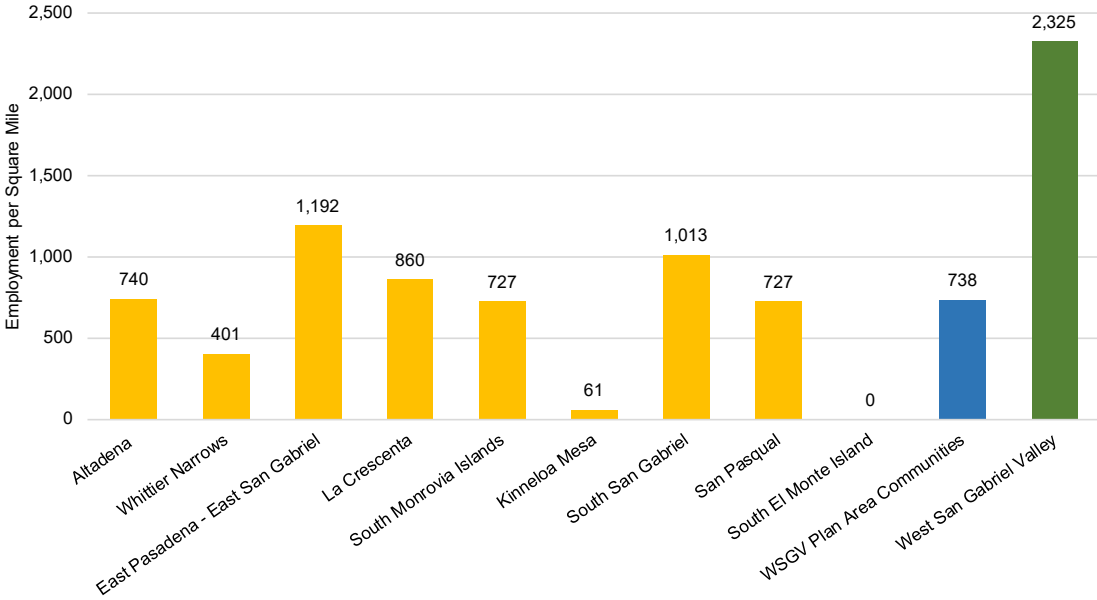
At the other end of the spectrum, communities such as South El Monte Island and Kinneloa Mesa have little to no employment, in large part due to their residential character. A more detailed description of the specific industry sectors broken down by Area Plan Community can be found in the Appendix.



SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

Map 1
Employment Density by Area Plan Community, 2020

Taken together, the WSGV Area Plan Communities have an employment density of approximately 738 jobs per square mile (**Figure 2**). This is approximately one-third the employment density seen in the larger West San Gabriel Valley (2,325 jobs per square mile). Employment densities are highest in the communities of East Pasadena and South San Gabriel, both with over 1,000 jobs per square mile. The highest employment density seen in East Pasadena with 1,192 jobs per square mile is still nearly twice as small as employment density in the larger Benchmark Area.



SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023.

Figure 2
Employment Density by Area Plan Community, 2020

As shown in **Table 2**, the Healthcare and Social Assistance sector makes up 32.2 percent of all jobs across the WSGV Area Plan Communities, accounting for nearly one in three jobs. Healthcare and Social Assistance jobs are also the most common across Los Angeles County, making up 17.5 percent of all jobs.

The Area Plan has a similar share of jobs as Los Angeles County in Retail Trade (10.4 percent of total employment versus 9.1 percent), Accommodation and Food Services (8.5 percent versus 7.6 percent), and Educational Services (8.9 percent versus 8.7 percent).

When compared to the County, the Area Plan has a much smaller share of jobs in the Information sector (0.9 percent versus 7.8 percent), as well as Manufacturing (3.5 percent versus 7.3 percent).

Employment by Industry broken down by each Area Plan Community can be seen in **Appendix Table A-1**.

TABLE 2
EMPLOYMENT BY INDUSTRY, 2020

Industry	WSGV Plan Area Communities		LA County	
	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	195	1.1%	3,632	0.1%
Mining	0	0.0%	2,068	0.0%
Utilities	86	0.5%	31,821	0.7%
Construction	873	5.0%	152,888	3.4%
Manufacturing	615	3.5%	324,124	7.3%
Wholesale Trade	347	2.0%	211,821	4.7%
Retail Trade	1,813	10.4%	405,134	9.1%
Transportation/Warehouse	673	3.8%	207,746	4.7%
Information	159	0.9%	349,528	7.8%
Finance & Insurance	554	3.2%	147,198	3.3%
Real Estate/Rental/Leasing	268	1.5%	89,192	2.0%
Professional/Scientific/Tech Services	1,048	6.0%	313,089	7.0%
Management of Companies/Enterprises	22	0.1%	71,433	1.6%
Admin/Support/Waste Mgmt&Remediation	670	3.8%	262,117	5.9%
Educational Services	1,557	8.9%	389,480	8.7%
Health Care/Social Assistance	5,643	32.3%	780,963	17.5%
Arts/Entertainment/Recreation	251	1.4%	87,876	2.0%
Accommodation/Food Services	1,483	8.5%	337,049	7.6%
Other Services (excl Public Administration)	1,084	6.2%	131,241	2.9%
Public Administration	147	0.8%	163,441	3.7%
Total Workers	17,488	100.0%	4,461,841	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

Key Area Plan Employers by Industry Sector

- Employment in the Health Care and Social Assistance sector (32.3 percent of total employment) is primarily driven by large medical centers and hospitals, as well as some smaller healthcare facilities and services. Altadena and East Pasadena have the highest concentration of healthcare jobs, largely due to the presence of Kaiser Permanente locations. Hospitals and medical centers include facilities such as KP Medical Center/Pasadena Medical Offices, Las Flores Convalescent Hospital, and Southern California Permanente Medical Group. Other healthcare locations, skilled nursing and long term facilities, and social assistance services include Community Care Center, Care Net Home Health Inc., and Temple City Convalescent Hospital, which are all located in South Monrovia Islands.
- Jobs in the Retail sector (10.4 percent of total employment) are associated with their proximity to retail centers, such as the Hastings Village Plaza/Shopping Center, just outside East Pasadena. Major retail businesses located within the Area Plan include Sprouts, Trader Joe's, Grocery Outlet, Staples, Office Depot, and Big 5 Sporting Goods, and are concentrated mainly in East Pasadena.
- Employment in the Educational Services sector (8.9 percent of total employment) is driven by elementary, middle, and high schools located within districts such as the Glendale Unified School District, as well as the Pasadena Unified School District. Private institutions include Stratford Elementary School, St. Mark's Episcopal Middle School, and Pasadena Waldorf

High School, all of which are located in Altadena. Residents in Altadena and East Pasadena are generally served by the Pasadena Unified School District, while residents in La Crescenta tend to be served by the Glendale Unified School District.

- Jobs in the Accommodation and Food Services sector (8.5 percent of total employment) are most prevalent in East Pasadena, and can be associated with the large concentration of inns and restaurants on and near Rosemead Blvd., which runs north–south and arterially connects Interstate 210 and Interstate 10. Such businesses include Clearman’s-North Woods Inn, McDonald’s, Margherita’s Mexican Restaurant, Jack in the Box, and Holiday Inn Express & Suites.
- Employment in the Other Services sector (6.2 percent of total employment) is seen in a high concentration in Whittier Narrows. Other Services are classified under NAICS to include civic and social organizations, repair and maintenance services, and religious organizations. Businesses included in these subsectors, such as the Whittier Narrow Golf Course, Replace & Repair Auto Glass, and several churches, are major employers in Whittier Narrows.
- The distribution of total employment in the WSGV Area Plan Communities is relatively even across sectors, notably in Retail, Educational Services, Accommodation and Food Services, Other Services, and Professional, Scientific, and Tech Services.

Resident Employment by Industry

The following section describes the characteristics of **employed Area Plan residents**, including their occupational breakdown, age, income, education level, and other factors. This is intended to help determine the extent to which the skillsets of existing employed residents are an appropriate “match” for employment opportunities within the WSGV Area Plan Communities.

The WSGV Area Plan Communities employ approximately 17,488 workers, but contain 52,851 employed residents (**Table 3**). This indicates that the WSGV Area Plan Communities are a net exporter of workers, and that many Community residents must travel elsewhere to reach their primary place of employment.

Resident Employment by Industry broken down by Area Plan Communities can be seen in **Appendix Table A-2**.

This imbalance is due in large part to the overwhelming share of land in the WSGV Area Plan that is dedicated towards residential land uses as opposed to commercial and industrial land uses.

TABLE 3
JOBS TO EMPLOYED RESIDENTS, WSGV AREA PLAN COMMUNITIES, 2020

Industry (a)	Employed Residents		Jobs	
	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	330	0.6%	195	1.1%
Mining/Quarrying/Oil & Gas Extraction	13	0.02%	0	0.0%
Construction	511	1.0%	86	0.5%
Manufacturing	1,609	3.0%	873	5.0%
Wholesale Trade	2,598	4.9%	615	3.5%
Retail Trade	2,334	4.4%	347	2.0%
Transportation/Warehousing	4,129	7.8%	1,813	10.4%
Utilities	1,543	2.9%	673	3.8%
Information	3,559	6.7%	159	0.9%
Finance/Insurance	2,366	4.5%	554	3.2%
Real Estate/Rental/Leasing	982	1.9%	268	1.5%
Professional/Scientific/Tech Services	4,605	8.7%	1,048	6.0%
Management of Companies/Enterprises	878	1.7%	22	0.1%
Admin/Support/Waste Management Services	2,758	5.2%	670	3.8%
Educational Services	6,163	11.7%	1,557	8.9%
Health Care/Social Assistance	9,974	18.9%	5,643	32.3%
Arts/Entertainment/Recreation	1,114	2.1%	251	1.4%
Accommodation/Food Services	3,492	6.6%	1,483	8.5%
Other Services (excl Public Administration)	1,534	2.9%	1,084	6.2%
Public Administration	2,359	4.5%	147	0.8%
Total	52,851	100.0%	17,488	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

NOTE:

(a) Categories may differ slightly

As shown in **Table 4**, compared to Los Angeles County, employed residents in the WSGV Area Plan Communities have a relatively strong presence in the fields of Healthcare and Social Assistance (18.9 percent versus 17.3 percent of total employment), Professional, Scientific, and Tech Services (8.7 percent versus 7.1 percent), and Educational Services (11.7 percent versus 8.5 percent).

In other industry sectors, however, employed residents are less well represented. These include Wholesale Trade² (4.9 percent versus 7.2 percent of total employment), Transportation and Warehousing (7.8 percent versus 9.0 percent), and Accommodation and Food Services (6.6 percent versus 7.9 percent).

² Common occupations in the Wholesale Trade sector include sales representatives, transportation and material moving occupations, and shipping/receiving clerks.

TABLE 4
JOBS TO EMPLOYED RESIDENTS, WSGV AREA PLAN COMMUNITIES, 2020

Industry	WSGV Plan Area Communities		West San Gabriel Valley		LA County	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	330	0.6%	2,121	0.6%	24,017	0.6%
Mining/Quarrying/Oil & Gas Extraction	13	0.0%	128	0.0%	2,458	0.1%
Construction	511	1.0%	3,391	0.9%	26,092	0.6%
Manufacturing	1,609	3.0%	11,926	3.1%	165,186	3.9%
Wholesale Trade	2,598	4.9%	25,094	6.6%	303,798	7.2%
Retail Trade	2,334	4.4%	20,307	5.3%	189,128	4.5%
Transportation/Warehousing	4,129	7.8%	32,173	8.5%	377,573	9.0%
Utilities	1,543	2.9%	12,976	3.4%	184,342	4.4%
Information	3,559	6.7%	18,139	4.8%	299,415	7.1%
Finance/Insurance	2,366	4.5%	16,403	4.3%	140,924	3.4%
Real Estate/Rental/Leasing	982	1.9%	6,595	1.7%	83,591	2.0%
Professional/Scientific/Tech Services	4,605	8.7%	28,992	7.6%	298,022	7.1%
Management of Companies/Enterprises	878	1.7%	6,665	1.8%	68,408	1.6%
Admin/Support/Waste Management Services	2,758	5.2%	21,035	5.5%	269,716	6.4%
Educational Services	6,163	11.7%	38,126	10.0%	357,839	8.5%
Health Care/Social Assistance	9,974	18.9%	71,903	18.9%	725,742	17.3%
Arts/Entertainment/Recreation	1,114	2.1%	7,397	1.9%	88,795	2.1%
Accommodation/Food Services	3,492	6.6%	28,549	7.5%	330,806	7.9%
Other Services (excl Public Administration)	1,534	2.9%	10,791	2.8%	122,955	2.9%
Public Administration	2,359	4.5%	17,275	4.5%	145,395	3.5%
Total Residents (a)	52,851	100.0%	379,986	100.0%	4,204,202	100.0%
Unemployment Rate	4.5%		4.3%		5.0%	

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; ESRI Business Analyst; BAE, 2023

NOTE:

(a) Employed Civilian Population Aged 16+

Educational Attainment

Employed residents in the WSGV Area Plan Communities areas have slightly higher levels of formal educational attainment compared to the larger Benchmark Area and Los Angeles County. As shown in **Table 5**, approximately 36.1 percent of employed residents had received a bachelor's degree or higher, compared to 33.3 percent in the Benchmark Area and 29.7 percent in Los Angeles County.

Meanwhile, some 28.6 percent of employed residents aged 30 or older have attended some college, but do not necessarily have an associate degree. Some of these residents may have received technical or vocational education to earn certifications or professional licensure. Residents with a high school diploma but no college experience may be appropriate to target for vocational training opportunities that would prepare them to access job opportunities in the Area Plan.

**TABLE 5
EDUCATIONAL ATTAINMENT BY EMPLOYED RESIDENTS, 2020**

Educational Attainment	WSGV Plan Area Communities		West San Gabriel Valley		LA County	
	Number	Percent	Number	Percent	Number	Percent
Less than high school	7,166	16.1%	59,908	19.3%	693,645	20.7%
High school or equivalent, no college	8,502	19.1%	59,673	19.2%	695,219	20.8%
Some college or Associate degree	12,690	28.6%	87,250	28.1%	965,502	28.8%
Bachelor's degree or advanced degree	16,042	36.1%	103,406	33.3%	993,041	29.7%
Total Employed Resident Population Age 30+ (a)	44,400	100.0%	310,237	100.0%	3,347,407	100.0%
Population 30+ High School Graduate (incl. Equivalency) or Higher (%)	37,234	83.9%	250,329	80.7%	2,653,762	79.3%
Population 30+ with Some College or Associate Degree or Higher (%)	28,732	64.7%	190,656	429.4%	1,958,543	58.5%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

NOTE:

(a) Educational attainment data unavailable for works aged 29 or younger. Total population differs as it is defined as aged 30 and older.

Age Distribution

The age distribution of employed residents in the WSGV Area Plan Communities tracks more closely with the Benchmark Area and Los Angeles County than educational attainment. **Table 6** illustrates that approximately 55.2 percent of employed WSGV Area Plan residents are aged 30 to 54, a share that is similar to the Benchmark Area and Los Angeles County (55.5 percent and 55.4 percent, respectively). In terms of the age distribution of employed residents in the 29 or younger and 55 or older ranges, the WSGV Area Plan Communities skew older compared to the Benchmark Area and Los Angeles County. Age Distribution by Employed Residents broken down by each Area Plan Community can be found in **Appendix Table A-3**.

**TABLE 6
AGE DISTRIBUTION BY EMPLOYED RESIDENTS, 2020**

Age	WSGV Plan Area Communities		West San Gabriel Valley		LA County	
	Number	Percent	Number	Percent	Number	Percent
Age 29 or younger	8,451	16.0%	69,749	18.4%	856,795	20.4%
Age 30 to 54	29,161	55.2%	210,757	55.5%	2,327,582	55.4%
Age 55 or older	15,239	28.8%	99,480	26.2%	1,019,825	24.3%
Total Employed Resident Population	52,851	100.0%	379,986	100.0%	4,204,202	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

Income Distribution

A slightly larger share of employed residents in the WSGV Area Plan Communities earn more than \$3,333 per month when compared to the Benchmark Area and Los Angeles County (**Table 7**). This could in part be related to the higher levels of formal education as detailed above, as well as the comparatively high concentration of employment in higher-paying industries such as Professional, Scientific, and Tech Services.

TABLE 7
MONTHLY INCOME DISTRIBUTION BY EMPLOYED RESIDENTS, 2020

Monthly Income Distribution	WSGV Plan Area Communities		West San Gabriel Valley		LA County	
	Number	Percent	Number	Percent	Number	Percent
\$1,250 per month or less	12,727	24.1%	94,127	24.8%	1,096,700	26.1%
\$1,251 to \$3,333 per month	12,686	24.0%	99,959	26.3%	1,185,167	28.2%
More than \$3,333 per month	27,438	51.9%	185,900	48.9%	1,922,335	45.7%
Total Employed Resident Population	52,851	100.0%	379,986	100.0%	4,204,202	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

Jobs and Employment Data by WSGVAP Community

Table 8 displays the average annual wage by industry sector in Los Angeles County for private employers, along with the average wage increase between 2021 and 2022. The largest industry sectors in the Area Plan saw moderate increases in wages, with wages in the Healthcare and Social Assistance, Retail Trade, and Educational Services sectors growing by 3.2 percent, 3.4 percent, and 2.2 percent, respectively.

TABLE 8
AVERAGE ANNUAL EMPLOYMENT AND WAGES BY INDUSTRY, 2022

Industry	WSGV Communities		Los Angeles County		Industry Growth Projections (2020-2030)
	Total Employment	Average Annual Wage	Average Annual Wage Percentage Change (2021-2022)	Average Annual Wage Percentage Change (2021-2022)	
Healthcare and Social Assistance	5,643	\$54,071	3.2%	21.8%	
Retail Trade	1,813	\$48,140	3.4%	11.8%	
Educational Services	1,557	\$69,433	2.2%	20.8%	
Accommodation and Food Services	1,483	\$33,406	8.5%	46.2%	
Other Services (excluding Public Administration)	1,084	\$50,539	2.0%	25.3%	
Professional, Scientific, and Tech Services	1,048	\$126,027	-0.9%	17.9%	
Construction	873	\$79,936	5.7%	12.8%	
Transportation and Warehousing	673	\$74,473	5.4%	19.6%	
Administration & Support, Waste Management and Remediation	670	\$55,809	1.0%	19.7%	
Manufacturing	615	\$87,142	4.0%	-6.0%	
Finance and Insurance	554	\$163,955	3.2%	-1.1%	
Wholesale Trade	347	\$81,834	6.2%	8.2%	
Real Estate and Rental and Leasing	268	\$87,641	4.4%	17.3%	
Arts, Entertainment, and Recreation	251	\$142,382	-2.7%	59.8%	
Agriculture, Forestry, Fishing and Hunting	195	\$52,825	3.5%	n.a.	
Information	159	\$142,734	-12.7%	21.0%	
Utilities	86	\$138,598	3.0%	-0.9%	
Management of Companies and Enterprises	22	\$148,303	2.5%	10.6%	
Mining, Quarrying, and Oil and Gas Extraction	0	\$108,011	11.8%	-17.6%	

SOURCES: Bureau of Labor Statistics, 2022; CA Employment Development Department; BAE 2023

Table 9, meanwhile, displays the unemployment rate by Area Plan Community as sourced from the American Community Survey (ACS). With the exception of La Crescenta-Montrose, the unemployment rate in all Communities was below the rate of Los Angeles County. It should be noted, however, that this data is based on a five-year sample, which includes the years from 2017 to 2021. As such, these unemployment rates include the year 2020, when rates spiked due to COVID-19. As of August 2023, the Countywide unemployment rate had dropped to 5.3 percent.

**TABLE 9
UNEMPLOYMENT BY AREA PLAN COMMUNITY, 2021**

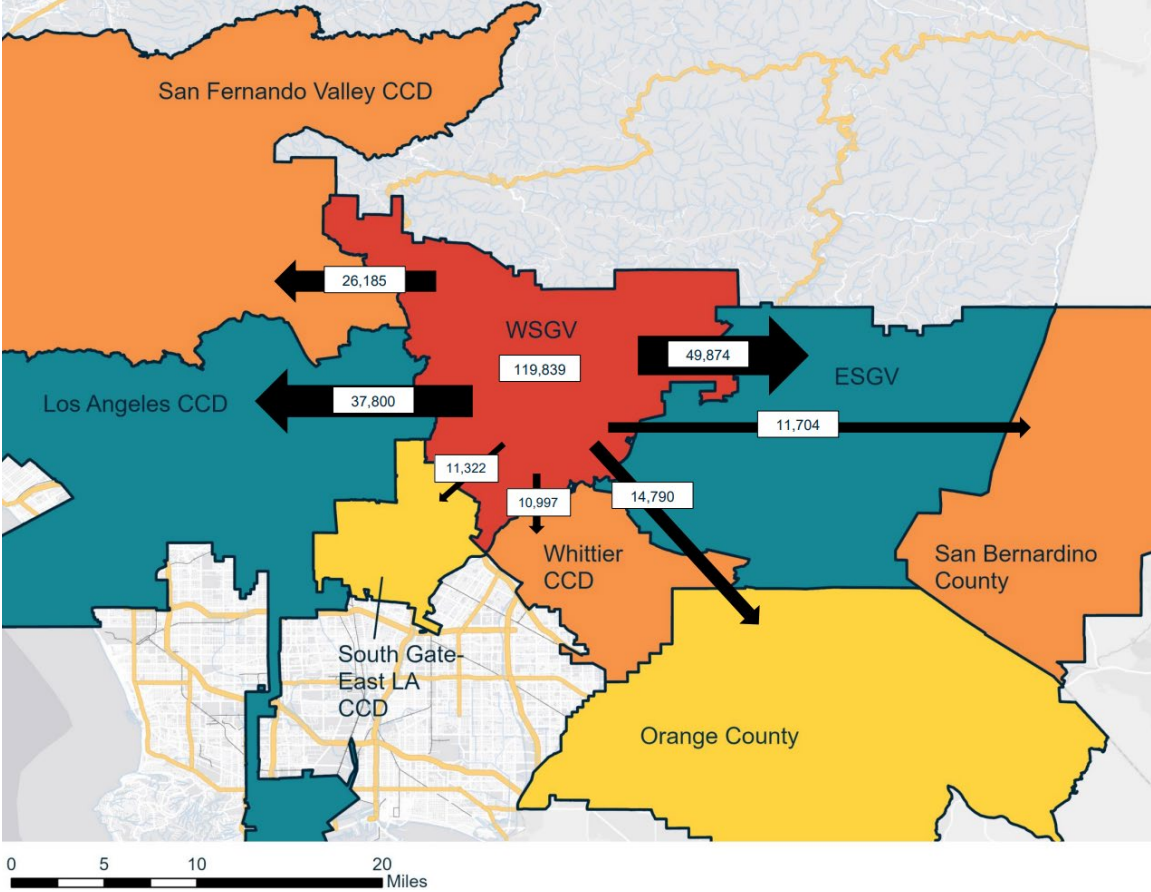
WSGV Plan Area Communities	Unemployment Rate
Altadena	6.9%
East Pasadena - East San Gabriel	6.7%
La Crescenta	7.3%
Whittier Narrows	n.a.
South Monrovia Islands	6.0%
South San Gabriel	4.6%
San Pasqual	4.0%
Kinneloa Mesa	2.7%
South El Monte Island	n.a.
LA County	7.0%

SOURCES: U.S. Census American Community Survey, 5-Year Estimates, Tables B23001 and S2301, 2021; BAE, 2023

Commute Flow Analysis

As of 2020, the primary place of work for many employed residents of the West San Gabriel Valley Area Plan is within the Benchmark Area itself, primarily to incorporated cities like Pasadena. A total of 119,839 employed residents travel to work in the Pasadena Census County Division (CCD), Upper San Gabriel Valley CCD, or Southwest San Gabriel CCD, all of which make up the larger WSGV Area Plan. Outside of the Area Plan, many primary places of work are within East San Gabriel Valley CCD, Los Angeles CCD, or San Fernando Valley CCD, with 49,874, 37,800, and 26,185 Employed Residents, respectively, commuting to work in those CCDs.

A smaller portion of Employed Residents commute to work outside of Los Angeles County, with 14,790 residents work in Orange County and 11,704 residents work in San Bernardino County. The remaining 86,936 Employed Residents, or 23.5 percent of the workforce, of the WSGV Area Plan travel to their primary place of work in other locations not included within the map (**Map 2**).



SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023.
NOTES: The West San Gabriel Valley Area Plan (WSGV) includes Pasadena CCD, Upper San Gabriel Valley CCD, and Southwest San Gabriel Valley CCD.

Map 2
Commuter Flow of Employed Residents of WSGV Area Plan, 2020

IV. Economic Development Opportunities and Constraints

The following section summarizes some of the key economic development opportunities and constraints for the Area Plan noted in this Brief. It should be noted this list is not exhaustive, as the Market Conditions and Anti-Displacement Briefs will include additional findings related to commercial vitality, development activity, equity considerations, and other factors.

Opportunities

Employed Resident Workforce

Employed residents in the WSGV Area Plan have strong representation in industry sectors that are forecast to grow faster than the Los Angeles County average. This includes the Healthcare and Social Assistance sector, which is forecast to grow jobs by 21.8 percent over the coming decade, as well as Educational Services (20.8 percent growth) and Professional Services (17.9 percent growth).

Conversely, a comparatively small share of Area Plan residents are employed in industry sectors that are forecast to shed jobs. The Manufacturing sector, for example, is anticipated to see the steepest decline in local employment over the next decade, shedding thousands of private-sector jobs in the coming years. However, when compared to the larger County, employed residents in the Area Plan are less likely to work in the Manufacturing sector.

Existing Employment Clusters

In a similar vein, some communities in the Area Plan such as Altadena and East Pasadena have a comparatively high concentration of Healthcare jobs due to the presence of medical facilities such as KP Medical Center/Pasadena Medical Offices, Las Flores Convalescent Hospital, and Southern California Permanente Medical Group. The presence of existing industry clusters such as these can often attract new businesses who wish to co-locate with such employers, but only if there is space available. The Market Conditions Brief will explore this in further detail.

Constraints

Jobs Housing Imbalance

The WSGV Area Plan houses nearly 53,000 employed residents, but contains only 17,488 jobs. This indicates that WSGVAP communities are a net exporter of workers, and that the majority of residents must travel elsewhere to reach their primary place of employment.

Whittier Narrows is the only Area Plan community with a greater number of jobs than employed residents. This is not surprising, given the extremely small proportion of residential zoned land in the Whittier Narrows Area Plan Community. In contrast, communities like La Crescenta have a ratio of 3.2 employed residents per local job, while Altadena and East Pasadena feature similar ratios (3.0 and 2.8 employed residents per job, respectively). By comparison, Los Angeles County

as a whole has 0.94 employed residents per job, indicating the County is a significant employment draw.

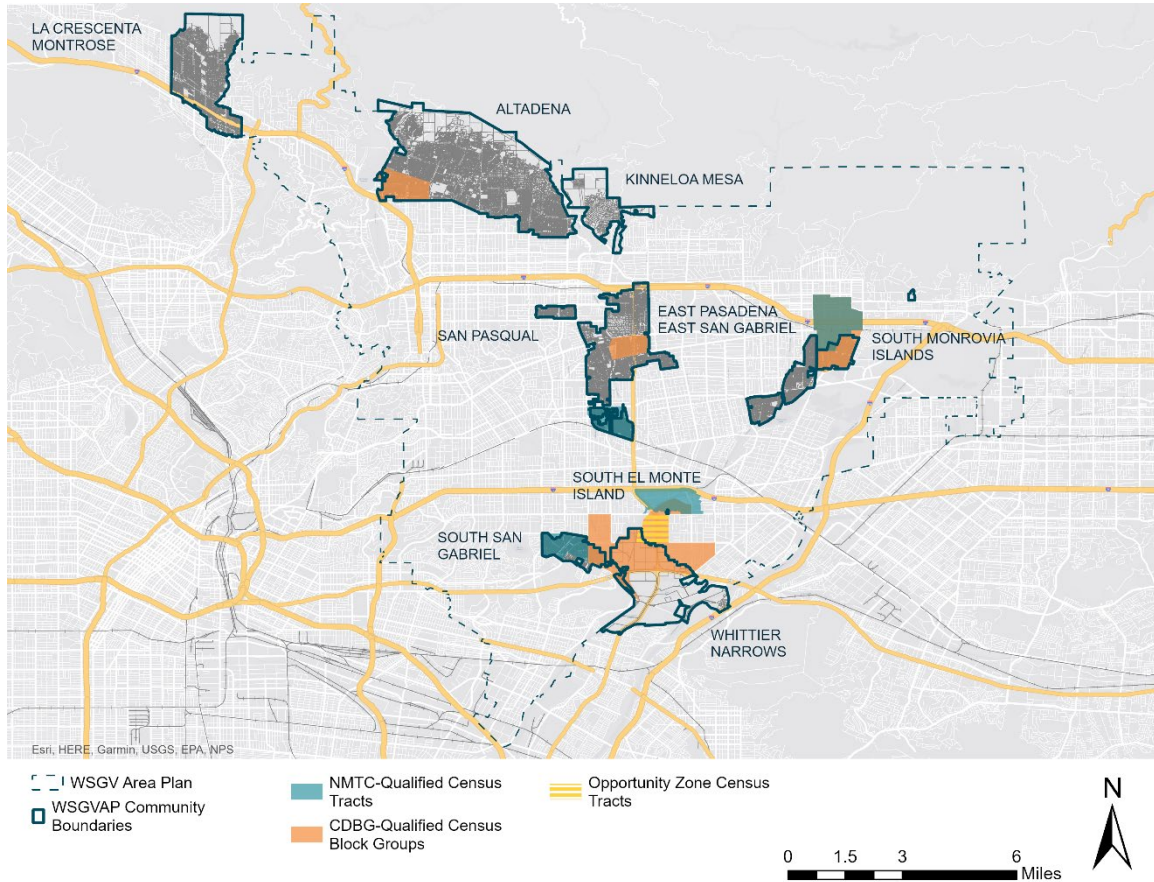
The jobs–housing imbalance is due in large part to the overwhelming share of land in the Area Plan that is dedicated to residential land use categories as opposed to commercial and industrial land uses. This is not necessarily unique to the WSGV Area Plan, as other unincorporated areas of Los Angeles County have seen neighboring cities annex valuable commercial and industrial land, leaving residential areas untouched. However, this also underscores the need for preserving any remaining land dedicated to employment-generating uses in an effort to reduce commute times and vehicle miles traveled.

Need for Commercial Revitalization

Most WSGV Area Plan Communities have seen very little new office, industrial, or retail development activity over the past decade. As such, many of the Plan Area’s commercial centers are aging and in need of revitalization. This will be explored in further detail in the Market Conditions Brief.

V. Existing Applicable Economic Development Tools, Strategies and Incentives

The following section documents the various incentives that may exist in certain portions of the Area Plan that could be leveraged to encourage investment and growth, such as tax incentives for investments in targeted Census Tracts (see **Map 3**).



SOURCES: Office of Policy Development and Research (HUD); Community Development Financial Institutions Fund (U.S. Department of the Treasury); BAE, 2023

Map 3
CDBG-Qualified Census Block Groups, NMTC-Qualified Census Tracts, and Opportunity Zones, 2023

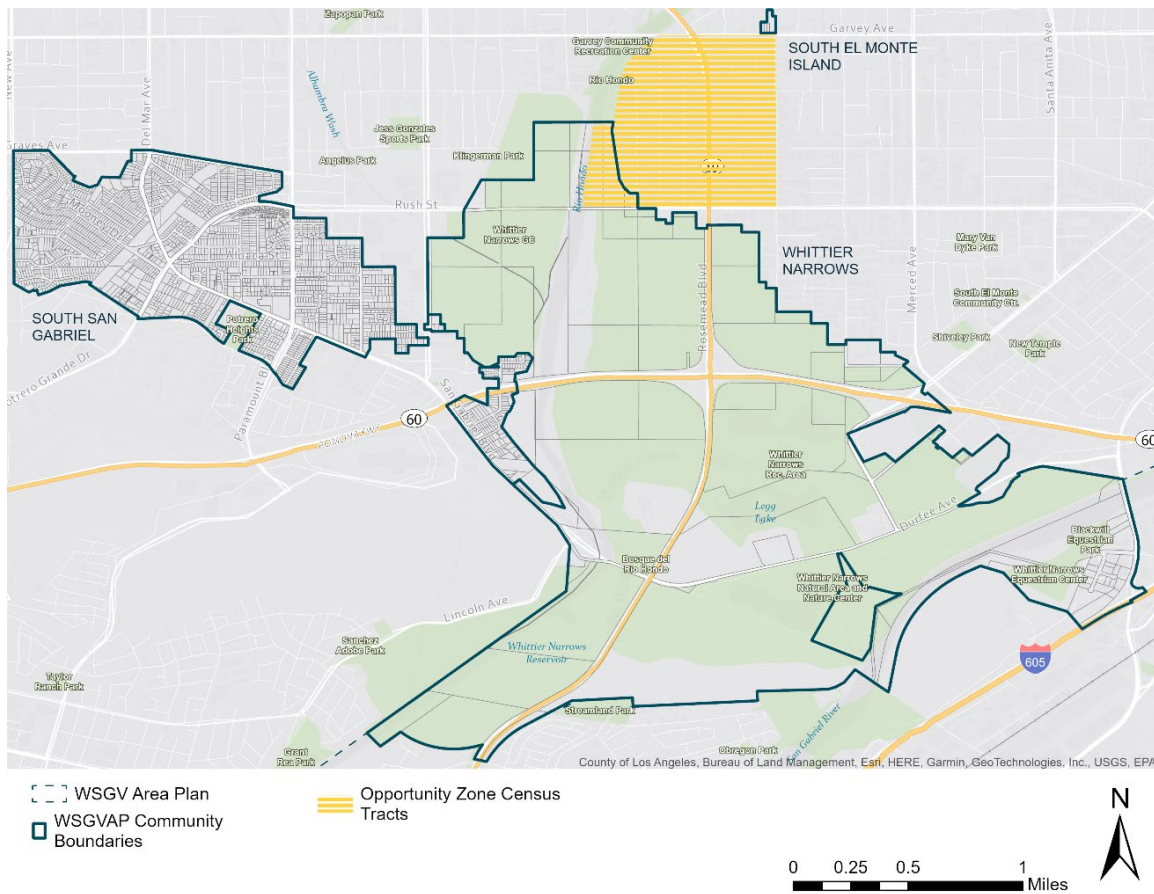
It should be noted that in contrast to other areas in Los Angeles County, much of the WSGV Area Plan is **not** eligible for certain types of incentives that could be available in areas where socioeconomic indicators are lower. These are described in further detail below.

CDBG Grants

CDBG Qualified Census Block Groups are those where at least 51 percent of households are low- and moderate-income. Qualified census Block Groups dictate where eligible grantees can spend their CDBG funds and how the funds may be spent. Based on an overview of HUD data, there are scattered CDBG-Qualified block groups located in Altadena, South Monrovia Islands, East Pasadena, South El Monte Island, Whittier Narrows, and South San Gabriel.

Opportunity Zones

In a similar vein, the federal Opportunity Zones program offers investors favorable tax treatment on their capital gains if they reinvest those gains into enterprises, including real property development, within qualified economically distressed Census Tracts. Based on an overview of federal data, **part of an Opportunity Zone falls within Whittier Narrows (as shown in Map 4).**



SOURCES: Office of Policy Development and Research (HUD); BAE, 2023

Map 4
Opportunity Zone Census Tracts, Whittier Narrows, 2023

New Market Tax Credits Qualified Census Tracts

The New Markets Tax Credit (NMTC), authorized by the U.S. Congress in 2000, encourages private investors to make equity investments in Community Development Entities (CDEs), which are financial intermediaries that provide low-cost capital to businesses in qualifying economically distressed Census Tracts. Based on a Mapping Tool associated the US Department of the Treasury CDFI fund, there are NMTC Qualified Census Tracts located in parts of South San Gabriel.

California Tax Credit Allocation Committee (CTCAC) and Housing and Community Development (HCD) Opportunity Areas

The Opportunity Areas Maps inform users of key target investment areas and are used in policies aimed at increasing access to high-opportunity areas for families in housing financed with competitive 9 percent LIHTCs. Additionally, these maps are used for HCD funding programs such as the Multifamily Housing Program.

The Opportunity Maps allocate the 20 percent of tracts in each region with the highest relative index scores to the “Highest Resource” designation, and the next 20 percent to the “High Resource” designation. Communities such as La Crescenta and Kinneloa Mesa, as well as portions of Altadena and East Pasadena, are associated with these “High Resource” areas.

Recently, the State has begun to incentivize affordable housing development in “High Resource” areas through competitive scoring and in some cases higher loan limits. For example, the state’s MHP’s 2019 guidelines give additional points for family projects located in High or Highest Resource areas and increase the per unit loan limit by \$25,000 for such projects.

Difficult to Develop Areas

The Difficult to Develop Areas (DDAs) are federally designated geographic areas organized by Zip Code Tabulation Areas (ZCTAs) and are determined by HUD as areas with high land, construction, and utility costs relative to the area median income. DDAs are used in the Low-Income Housing Tax Credit (LIHTC) program. Projects in DDAs qualify for a 30-percent boost in the eligible basis for tax credit allocation, which enhances project feasibility. Based on a review of HUD data, Difficult to Develop Areas are widespread in the WSGV, and include portions of the communities of La Crescenta, Altadena, Kinneloa Mesa, San Pasqual, South Monrovia, and parts of East Pasadena.

Employment Protection Districts are areas within unincorporated L.A. County that are employment-rich and have an economically viable industrial presence. Based on an overview of the County’s GIS Portal, **there are no Employment Protection Districts located in the WSGV Area Plan.**

VI. References

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VII. Appendix

APPENDIX TABLE A-1
EMPLOYMENT BY INDUSTRY BY AREA PLAN COMMUNITY, 2020

Industry	LA County		West San Gabriel Valley		WSGV Plan Area Communities	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	3,632	0.1%	468	0.1%	195	1.1%
Mining	2,068	0.0%	224	0.1%	0	0.0%
Utilities	31,821	0.7%	3,326	0.9%	86	0.5%
Construction	152,888	3.4%	9,877	2.7%	873	5.0%
Manufacturing	324,124	7.3%	19,501	5.3%	615	3.5%
Wholesale Trade	211,821	4.7%	18,080	4.9%	347	2.0%
Retail Trade	405,134	9.1%	40,842	11.1%	1,813	10.4%
Transportation/Warehouse	207,746	4.7%	9,861	2.7%	673	3.8%
Information	349,528	7.8%	6,163	1.7%	159	0.9%
Finance & Insurance	147,198	3.3%	22,029	6.0%	554	3.2%
Real Estate/Rental/Leasing	89,192	2.0%	6,092	1.6%	268	1.5%
Professional/Scientific/Tech Services	313,089	7.0%	27,777	7.5%	1,048	6.0%
Management of Companies/Enterprises	71,433	1.6%	9,164	2.5%	22	0.1%
Admin/Support/Waste Mgmt&Remediation	262,117	5.9%	18,356	5.0%	670	3.8%
Educational Services	389,480	8.7%	37,137	10.1%	1,557	8.9%
Health Care/Social Assistance	780,963	17.5%	80,604	21.8%	5,643	32.3%
Arts/Entertainment/Recreation	87,876	2.0%	4,244	1.1%	251	1.4%
Accommodation/Food Services	337,049	7.6%	31,005	8.4%	1,483	8.5%
Other Services (excl Public Administration)	131,241	2.9%	11,918	3.2%	1,084	6.2%
Public Administration	163,441	3.7%	12,779	3.5%	147	0.8%
Total Workers	4,461,841	100.0%	369,447	100.0%	17,488	100.0%

Industry	Altadena		Whittier Narrows		East Pasadena - East San Gabriel	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	47	0.7%	0	0.0%	139	3.3%
Mining	0	0.0%	0	0.0%	0	0.0%
Utilities	28	0.4%	0	0.0%	22	0.5%
Construction	398	6.1%	0	0.0%	125	3.0%
Manufacturing	46	0.7%	481	34.6%	37	0.9%
Wholesale Trade	58	0.9%	76	5.5%	98	2.3%
Retail Trade	437	6.7%	221	15.9%	735	17.5%
Transportation/Warehouse	404	6.2%	143	10.3%	44	1.0%
Information	97	1.5%	0	0.0%	6	0.1%
Finance & Insurance	289	4.5%	19	1.4%	99	2.4%
Real Estate/Rental/Leasing	70	1.1%	13	0.9%	68	1.6%
Professional/Scientific/Tech Services	423	6.5%	9	0.6%	190	4.5%
Management of Companies/Enterprises	12	0.2%	0	0.0%	0	0.0%
Admin/Support/Waste Mgmt&Remediation	411	6.3%	0	0.0%	111	2.6%
Educational Services	476	7.3%	0	0.0%	272	6.5%
Health Care/Social Assistance	2,320	35.8%	0	0.0%	1,300	31.0%
Arts/Entertainment/Recreation	116	1.8%	0	0.0%	40	1.0%
Accommodation/Food Services	374	5.8%	4	0.3%	732	17.4%
Other Services (excl Public Administration)	384	5.9%	423	30.5%	119	2.8%
Public Administration	89	1.4%	0	0.0%	58	1.4%
Unclassified Establishments		0.0%		0.0%		0.0%
Total Workers	6,479	100.0%	1,389	100.0%	4,195	100.0%

Industry	South Monrovia					
	La Crescenta		Islands		Kinneloa Mesa	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	0	0.0%	1	0.1%	0	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%
Utilities	36	1.2%	0	0.0%	0	0.0%
Construction	201	6.8%	88	7.2%	1	1.0%
Manufacturing	45	1.5%	6	0.5%	0	0.0%
Wholesale Trade	58	2.0%	22	1.8%	1	1.0%
Retail Trade	333	11.2%	8	0.7%	0	0.0%
Transportation/Warehouse	48	1.6%	3	0.2%	0	0.0%
Information	50	1.7%	1	0.1%	4	4.0%
Finance & Insurance	123	4.1%	11	0.9%	0	0.0%
Real Estate/Rental/Leasing	50	1.7%	62	5.0%	2	2.0%
Professional/Scientific/Tech Services	312	10.5%	72	5.9%	2	2.0%
Management of Companies/Enterprises	5	0.2%	0	0.0%	5	5.1%
Admin/Support/Waste Mgmt&Remediation	107	3.6%	41	3.3%	0	0.0%
Educational Services	588	19.8%	53	4.3%	60	60.6%
Health Care/Social Assistance	634	21.4%	705	57.4%	18	18.2%
Arts/Entertainment/Recreation	12	0.4%	83	6.8%	0	0.0%
Accommodation/Food Services	244	8.2%	49	4.0%	0	0.0%
Other Services (excl Public Administration)	121	4.1%	23	1.9%	6	6.1%
Public Administration	0	0.0%	0	0.0%	0	0.0%
Unclassified Establishments		0.0%		0.0%		0.0%
Total Workers	2,967	100.0%	1,228	100.0%	99	100.0%

Industry	South El Monte					
	South San Gabriel		San Pasqual		Island	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	8	0.8%	0	0.0%	0	n.a.
Mining	0	0.0%	0	0.0%	0	n.a.
Utilities	0	0.0%	0	0.0%	0	n.a.
Construction	58	6.2%	2	1.1%	0	n.a.
Manufacturing	0	0.0%	0	0.0%	0	n.a.
Wholesale Trade	29	3.1%	5	2.6%	0	n.a.
Retail Trade	43	4.6%	36	19.0%	0	n.a.
Transportation/Warehouse	31	3.3%	0	0.0%	0	n.a.
Information	1	0.1%	0	0.0%	0	n.a.
Finance & Insurance	13	1.4%	0	0.0%	0	n.a.
Real Estate/Rental/Leasing	3	0.3%	0	0.0%	0	n.a.
Professional/Scientific/Tech Services	11	1.2%	29	15.3%	0	n.a.
Management of Companies/Enterprises	0	0.0%	0	0.0%	0	n.a.
Admin/Support/Waste Mgmt&Remediation	0	0.0%	0	0.0%	0	n.a.
Educational Services	42	4.5%	66	34.9%	0	n.a.
Health Care/Social Assistance	618	65.6%	48	25.4%	0	n.a.
Arts/Entertainment/Recreation	0	0.0%	0	0.0%	0	n.a.
Accommodation/Food Services	80	8.5%	0	0.0%	0	n.a.
Other Services (excl Public Administration)	5	0.5%	3	1.6%	0	n.a.
Public Administration	0	0.0%	0	0.0%	0	n.a.
Unclassified Establishments		0.0%		0.0%		n.a.
Total Workers	942	100.0%	189	100.0%	0	n.a.

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023.

**APPENDIX TABLE A-2
RESIDENT EMPLOYMENT BY INDUSTRY BY AREA PLAN COMMUNITY, 2020**

Industry	LA County		West San Gabriel Valley		WSGV Plan Area Communities	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	24,017	0.6%	2,121	0.6%	330	0.6%
Mining	2,458	0.1%	128	0.0%	13	0.0%
Utilities	26,092	0.6%	3,391	0.9%	511	1.0%
Construction	165,186	3.9%	11,926	3.1%	1,609	3.0%
Manufacturing	303,798	7.2%	25,094	6.6%	2,598	4.9%
Wholesale Trade	189,128	4.5%	20,307	5.3%	2,334	4.4%
Retail Trade	377,573	9.0%	32,173	8.5%	4,129	7.8%
Transportation/Warehouse	184,342	4.4%	12,976	3.4%	1,543	2.9%
Information	299,415	7.1%	18,139	4.8%	3,559	6.7%
Finance & Insurance	140,924	3.4%	16,403	4.3%	2,366	4.5%
Real Estate/Rental/Leasing	83,591	2.0%	6,595	1.7%	982	1.9%
Professional/Scientific/Tech Services	298,022	7.1%	28,992	7.6%	4,605	8.7%
Management of Companies/Enterprises	68,408	1.6%	6,665	1.8%	878	1.7%
Admin/Support/Waste Mgmt&Remediation	269,716	6.4%	21,035	5.5%	2,758	5.2%
Educational Services	357,839	8.5%	38,126	10.0%	6,163	11.7%
Health Care/Social Assistance	725,742	17.3%	71,903	18.9%	9,974	18.9%
Arts/Entertainment/Recreation	88,795	2.1%	7,397	1.9%	1,114	2.1%
Accommodation/Food Services	330,806	7.9%	28,549	7.5%	3,492	6.6%
Other Services (excl Public Administration)	122,955	2.9%	10,791	2.8%	1,534	2.9%
Public Administration	145,395	3.5%	17,275	4.5%	2,359	4.5%
Total Workers	4,204,202	100.0%	379,986	100.0%	52,851	100.0%

Industry	Altadena		Whittier Narrows		East Pasadena - East San Gabriel	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	121	0.6%	0	0.0%	77	0.7%
Mining	6	0.0%	0	0.0%	3	0.0%
Utilities	189	1.0%	1	2.0%	103	0.9%
Construction	536	2.7%	2	4.0%	334	2.9%
Manufacturing	738	3.8%	6	12.0%	595	5.1%
Wholesale Trade	598	3.1%	3	6.0%	658	5.7%
Retail Trade	1,358	7.0%	6	12.0%	1,015	8.7%
Transportation/Warehouse	537	2.8%	1	2.0%	384	3.3%
Information	1,862	9.5%	0	0.0%	445	3.8%
Finance & Insurance	882	4.5%	0	0.0%	561	4.8%
Real Estate/Rental/Leasing	373	1.9%	1	2.0%	232	2.0%
Professional/Scientific/Tech Services	1,824	9.3%	4	8.0%	966	8.3%
Management of Companies/Enterprises	288	1.5%	4	8.0%	191	1.6%
Admin/Support/Waste Mgmt&Remediation	1,050	5.4%	2	4.0%	611	5.3%
Educational Services	2,618	13.4%	3	6.0%	1,173	10.1%
Health Care/Social Assistance	3,503	18.0%	7	14.0%	2,260	19.5%
Arts/Entertainment/Recreation	448	2.3%	1	2.0%	203	1.7%
Accommodation/Food Services	1,158	5.9%	3	6.0%	915	7.9%
Other Services (excl Public Administration)	589	3.0%	2	4.0%	324	2.8%
Public Administration	833	4.3%	4	8.0%	556	4.8%
Unclassified Establishments		0.0%		0.0%		0.0%
Total Workers	19,511	100.0%	50	100.0%	11,606	100.0%

Industry	La Crescenta		South Monrovia Islands		Kinneloa Mesa	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	53	0.6%	54	0.7%	3	0.5%
Mining	3	0.0%	0	0.0%	0	0.0%
Utilities	95	1.0%	77	1.1%	4	0.7%
Construction	357	3.8%	230	3.1%	18	3.2%
Manufacturing	423	4.5%	504	6.9%	34	6.1%
Wholesale Trade	409	4.3%	396	5.4%	22	3.9%
Retail Trade	646	6.8%	665	9.1%	28	5.0%
Transportation/Warehouse	217	2.3%	242	3.3%	8	1.4%
Information	843	8.9%	252	3.4%	39	7.0%
Finance & Insurance	424	4.5%	293	4.0%	41	7.3%
Real Estate/Rental/Leasing	159	1.7%	136	1.9%	8	1.4%
Professional/Scientific/Tech Services	954	10.1%	508	6.9%	58	10.3%
Management of Companies/Enterprises	162	1.7%	121	1.7%	10	1.8%
Admin/Support/Waste Mgmt&Remediation	422	4.5%	414	5.6%	31	5.5%
Educational Services	1,088	11.5%	795	10.8%	56	10.0%
Health Care/Social Assistance	1,797	19.0%	1,454	19.8%	105	18.7%
Arts/Entertainment/Recreation	219	2.3%	134	1.8%	17	3.0%
Accommodation/Food Services	517	5.5%	528	7.2%	39	7.0%
Other Services (excl Public Administration)	254	2.7%	212	2.9%	20	3.6%
Public Administration	411	4.3%	316	4.3%	20	3.6%
Unclassified Establishments		0.0%		0.0%		0.0%
Total Workers	9,453	100.0%	7,331	100.0%	561	100.0%

Industry	South San Gabriel		San Pasqual		South El Monte Island	
	Number	Percent	Number	Percent	Number	Percent
Agriculture/Forestry/Fishing/Hunting	15	0.4%	6	0.6%	1	2.0%
Mining	1	0.0%	0	0.0%	0	0.0%
Utilities	39	1.2%	3	0.3%	0	0.0%
Construction	112	3.4%	18	1.9%	2	4.0%
Manufacturing	257	7.7%	37	3.9%	4	8.0%
Wholesale Trade	209	6.3%	35	3.7%	4	8.0%
Retail Trade	319	9.6%	84	8.8%	8	16.0%
Transportation/Warehouse	135	4.0%	17	1.8%	2	4.0%
Information	73	2.2%	44	4.6%	1	2.0%
Finance & Insurance	111	3.3%	51	5.4%	3	6.0%
Real Estate/Rental/Leasing	56	1.7%	16	1.7%	1	2.0%
Professional/Scientific/Tech Services	163	4.9%	123	12.9%	5	10.0%
Management of Companies/Enterprises	81	2.4%	19	2.0%	2	4.0%
Admin/Support/Waste Mgmt&Remediation	178	5.3%	46	4.8%	4	8.0%
Educational Services	305	9.1%	123	12.9%	2	4.0%
Health Care/Social Assistance	662	19.8%	181	19.0%	5	10.0%
Arts/Entertainment/Recreation	74	2.2%	18	1.9%	0	0.0%
Accommodation/Food Services	268	8.0%	60	6.3%	4	8.0%
Other Services (excl Public Administration)	107	3.2%	26	2.7%	0	0.0%
Public Administration	173	5.2%	44	4.6%	2	4.0%
Unclassified Establishments		0.0%		0.0%		0.0%
Total Workers	3,338	100.0%	951	100.0%	50	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023

**APPENDIX TABLE A-3
AGE DISTRIBUTION BY EMPLOYED RESIDENTS BY AREA PLAN COMMUNITY, 2020**

Age	WSGV Plan Area Communities		West San Gabriel Valley		LA County	
	Number	Percent	Number	Percent	Number	Percent
Age 29 or younger	8,451	16.0%	69,749	18.4%	856,795	20.4%
Age 30 to 54	29,161	55.2%	210,757	55.5%	2,327,582	55.4%
Age 55 or older	15,239	28.8%	99,480	26.2%	1,019,825	24.3%
Total Population	52,851	100.0%	379,986	100.0%	4,204,202	100.0%

	Altadena		Whittier Narrows		East Pasadena - East San Gabriel	
	Number	Percent	Number	Percent	Number	Percent
Age 29 or younger	2,782	14.3%	12	24.0%	2,089	18.0%
Age 30 to 54	10,631	54.5%	26	52.0%	6,521	56.2%
Age 55 or older	6,098	31.3%	12	24.0%	2,996	25.8%
Total Population	19,511	100.0%	50	100.0%	11,606	100.0%

	La Crescenta		South Monrovia Islands		Kinneloa Mesa	
	Number	Percent	Number	Percent	Number	Percent
Age 29 or younger	1,330	14.1%	1,344	18.3%	73	13.0%
Age 30 to 54	5,371	56.8%	3,989	54.4%	293	52.2%
Age 55 or older	2,752	29.1%	1,998	27.3%	195	34.8%
Total Population	9,453	100.0%	7,331	100.0%	561	100.0%

	South San Gabriel		San Pasqual		South El Monte Island	
	Number	Percent	Number	Percent	Number	Percent
Age 29 or younger	662	19.8%	142	1.9%	17	34.0%
Age 30 to 54	1,768	53.0%	538	7.3%	24	48.0%
Age 55 or older	908	27.2%	271	3.7%	9	18.0%
Total Population	3,338	100.0%	951	13.0%	50	100.0%

SOURCES: U.S. Census Bureau, Longitudinal Employer-Household Dynamics On The Map, 2020; BAE, 2023