Los Angeles
City Council Districts:
2010 Economic Report

Summary

- The City of Los Angeles was hit hard by the economic downturn that began in late 2007 and continues to be felt today. Across the board, indicators of economic activity in the city are down from their pre-recession peaks—total employment, commercial and residential construction, and business receipts have all suffered. Despite the slump in the citywide figures, some areas of the city have shown resilience. District 8, which employs the fewest number of people in the city, has seen positive job growth in 2008 and 2009. And even though the total volume and value of building permits for new construction is down across the city, several districts have high-value projects starting in 2008 and 2009—including a 54-story high rise in District 9 and an 8-story mixed commercial/residential building in District 8, valued at $150 million and $100 million, respectively.

- While there are bright spots, the larger trends darken the outlook. The 8.5 percent drop in gross business receipts from 2008 to 2009 in the city signals trouble for local business but also for the local government, as the gross receipts tax is an important source of revenue for the city. In a bid to improve the business climate and entice firms to set up shop in Los Angeles, City Hall has extended the tax holiday for all new businesses to three years. Sales tax receipts, which make up about 7 percent of the city’s general fund revenue, fell in every district and 11.2 percent across the city in the fiscal year ending in 2009.

- Another source of concern is job growth in Los Angeles. Total employment in the city was slow-growing from 2005 to 2007 before turning negative over the next two years. The number of jobs in the city slipped 3.9 percent in 2008 and then by 4.2 percent in 2009. We can look to county-level employment data for an indication of what has happened in the city labor market since the end of our city-level data in the third quarter of 2009. From peak employment in March 2007 to the trough in December 2009, Los Angeles County shed 368,200 nonfarm jobs. Since the trough, employment in the county has grown by 7,900 positions, though most of that gain occurred early in the year. The summer months have seen a significant reversal of this trend, with the county losing 43,700 jobs between May and August. The county unemployment rate peaked in January at 12.5 percent, fell through the early part of the year, but has recently increased to a new high of 12.6 percent in August.

- In the construction sector, the value of building permits in the City of Los Angeles has fallen off dramatically in recent years—a 40 percent decline in 2009 alone. Neither residential nor commercial construction have been spared from the slowdown—both have witnessed significant drop-offs in total value from peaks in 2007. The news with respect to construction is not all bad, however, as the total volume of building permits in the city has reversed the steep downward trend and moved upward in 2009.

The following pages provide a summary of trends in each district followed by six figures highlighting different aspects of the district’s performance in recent years. The first figure shows annual employment in the district for the year ending in the third quarter. The second plots the average wage in the district over the same time period and shows the Los Angeles City average wage for comparison. The third displays the value of building permits in the district for both new and existing structures, as well as the total number of all building permits in the district over the same time period. The next construction figure breaks the same data set out differently, this time into commercial and residential permits. The fifth figure shows a sectoral breakdown of gross business receipts for the last two years of data to highlight the important sectors in the district. The final figure shows the overall trend in gross business receipts in the district from 2005 to 2009.
## Labor Market and Firm Data

### Table 1: Employment and Firm Statistics, 2009

<table>
<thead>
<tr>
<th>Council District</th>
<th>Jobs</th>
<th>Growth* 05-07</th>
<th>Growth 07-08</th>
<th>Growth 08-09</th>
<th>Emp. Density (Jobs/SqMi)</th>
<th>Average Wages</th>
<th>Firms</th>
<th>Average Firm Size</th>
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Source: Employment Development Department

*Average annual growth.

### Table 2: Employment Rankings, 2009

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Source: Employment Development Department
## Building Permits

### Table 3: Value of Building Permits by City Council District ($ millions, 2009)

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*Total includes permits that we were unable to geocode into a district.
### Table 4: Gross Business Receipts

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<th>Council District</th>
<th>Total 2008 ($ billions)</th>
<th>Total 2009 ($ billions)</th>
<th>Change (%)</th>
<th>Top Sector in Each District</th>
<th>Sector 2008 ($ billions)</th>
<th>Sector 2009 ($ billions)</th>
<th>Change (%)</th>
<th>Receipts Per Resident ($ billions)</th>
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<th>FY 2007-08 $mMillions</th>
<th>FY 2008-09 $mMillions</th>
<th>FY 2007-08 % Change vs. Prior Year</th>
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District 1: Ed Reyes

Council District 1, extending northwest from downtown Los Angeles, has a population of 260,110 people. The centrally located district is crossed by I-5 and Route 101, while the 110 freeway spans the length of the district. The third-smallest city council district in terms of area, Council District 1 has close to 3,900 firms that employ 68,000 people.

Employment and Firm Statistics

- Job growth in District 1 was mostly flat from 2005 to 2007, turning negative when the recession hit. In 2008 the number of jobs in the district fell 6.5 percent, outpacing the 3.9 percent rate of job loss felt in the city as a whole. District 1 continued to shed jobs in 2009, though at a more modest rate of 2.2 percent.
- Wages dipped sharply in District 1 during 2009. When paired with the recent employment declines this is likely a sign that the job losses have spread to higher wage earners.

Building Permits

- Permits for new construction have fallen from their 2006 peak in District 1; construction on existing structures has also slowed.
- Residential construction in the district has leveled off in the last year and a half after sliding southward from 2005. Commercial construction turned up slightly in 2008, but resumed its downward tilt in 2009.

Gross Business Receipts and Sales Tax Revenue

- Gross receipts in District 1 have jumped substantially during the recession, making it the only district to experience positive gross receipts growth from 2008 to 2009. This increase was concentrated among firms that do not report a NAICS code with their gross receipts tally, so we are unable to determine what sector is responsible for this strong growth.
- Of the firms for which we have NAICS classification, the health care sector had the highest gross receipts tally at $1.7 billion in 2009, followed by retail sales at $1.4 billion.
- Sales tax receipts, though small compared to most other districts in the city, grew by nearly 10 percent in 2008, to $8.6 million. Receipts fell 5.8 percent in the fiscal year ending in 2009—the smallest decline in the city.
District 1: Ed Reyes

Total Employment

Number of Jobs

District 1

Average Annual Wages

Average Wage ($)

District 1

Building Permits for New and Existing Structures

Number of Permits

Q1-04 Q3-05 Q1-07 Q3-08 Q1-10

New Structures (Left Axis) Existing Structures (Left Axis) Total Volume (Right Axis)

Commercial and Residential Building Permits

Commercial Residential

Q1-04 Q3-05 Q1-07 Q3-08 Q1-10

Health Care Retail Trade Admin and Waste Services Professional Services Real Estate Wholesale Trade Arts and Entertainment Other Services Accommodation and Food Information

Gross Receipts by Industry NAICS Code

District 1

Gross Annual Receipts

$ Millions

2004 2005 2006 2007 2008 2009

0 500 1,000 1,500 2,000

0 5,000 10,000 15,000 20,000 25,000 30,000 35,000 40,000 45,000 50,000 55,000 60,000

District 1

City of Los Angeles

District 1

Commercial

Residential

0 50 100 150 200 250

0 250 300 350 400 450 500

2004 2005 2006 2007 2008 2009

2008 2009

2008 2009

2008 2009
**District 2: Paul Krekorian**

City Council District 2 in the San Fernando Valley is essentially split into two different regions by Interstate 5. The southern portion of the district houses television and film production centers while the northern section contains more rural/equestrian communities and reaches into the Angeles National Forest. One of the least densely populated districts due to its large area (roughly 50 square miles), District 2 is home to about 6,600 firms and 55,000 jobs. The average wage in the district falls nearly $10,000 per year below the average wage for the city as a whole.

**Employment and Firm Statistics**

- Employment in District 2 has trended downward over the last three years, falling by 2 percent in 2007 and by 4 percent in 2008 and 2009.
- While employment has been falling in the district, wages have been increasing during the same time frame—suggesting that low-wage earners bore the brunt of the job loss.
- About 550 firms opened for business in District 2 from 2005 to 2008, similar to the rate for rest of the city.

**Building Permits**

- The value of building permits in District 2 totaled $76.5 million in 2009.
- The number of building permits in the district dropped sharply in 2008 but has since steadied.
- Residential construction, the largest component of construction in the district, ticked up slightly in 2009.

**Gross Business Receipts and Sales Tax Revenue**

- Gross receipts in District 2 have leveled off recently at around $22 billion, after climbing steadily from 2004 to 2006.
- Of the firms for which we have NAICS codes, retail sales produced the highest share of gross receipts and the health care sector showed the greatest growth.
- Sales tax receipts in District 2 totaled about $26.8 million in 2009, 9.3 percent lower than a year earlier.
District 2: Paul Krekorian

Total Employment

<table>
<thead>
<tr>
<th>Year</th>
<th>District 2</th>
<th>City of Los Angeles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
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<tr>
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<tr>
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Average Annual Wages

<table>
<thead>
<tr>
<th>Year</th>
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</thead>
<tbody>
<tr>
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<td>2006</td>
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<td>2007</td>
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<td>2008</td>
<td>30,000</td>
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Building Permits for New and Existing Structures

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<tr>
<th>Quarter</th>
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<th>Existing Structures</th>
<th>Total Volume</th>
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<tbody>
<tr>
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<td>50</td>
<td></td>
</tr>
<tr>
<td>Q3-05</td>
<td>250</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Q1-07</td>
<td>300</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Q3-08</td>
<td>200</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Q1-10</td>
<td>150</td>
<td>40</td>
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Commercial and Residential Building Permits

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<thead>
<tr>
<th>Year</th>
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</tr>
<tr>
<td>2009</td>
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</table>

Gross Receipts by Industry NAICS Code

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<thead>
<tr>
<th>Industry</th>
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<tr>
<td>Retail Trade</td>
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<td>Admin and Waste Services</td>
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<tr>
<td>Construction</td>
<td>1,000</td>
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<tr>
<td>Accommodation and Food</td>
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<td>Arts and Entertainment</td>
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<td>250</td>
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<td>Other Services</td>
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Gross Annual Receipts

<table>
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<th>Year</th>
<th>District 2</th>
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<tbody>
<tr>
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<td>3,000,000</td>
</tr>
<tr>
<td>2009</td>
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</tbody>
</table>
**District 3: Dennis P. Zine**

City Council District 3, the westernmost district in the City of Los Angeles, is composed of six San Fernando Valley communities: Woodland Hills, Tarzana, Reseda, West Hills, Winnetka, and Canoga Park. District 3 accounts for about 7 percent of all the jobs in the City of Los Angeles and is home to about 9,700 firms. Average annual wages in the district are about $49,000—a bit below the Los Angeles city average of nearly $55,000.

**Employment and Firm Statistics**

- Employment remained flat in District 3 in the years prior to the recession, then slipped 6.4 percent in 2008 and 4.5 percent in 2009—both worse than the city average for the respective years.
- Average wages in the district have shown a slight upward trend over the last few years, edging up from $47,108 in 2005 to $49,011 in 2009.

**Construction**

- District 3 reported $147 million in building permits in 2009—about two-thirds of which were in residential construction.
- The value of new construction rose in 2008 but has tapered off somewhat since then.
- Building permit volumes have shown signs of a rebound in District 3 after a sustained decline beginning in 2005.

**Gross Business Receipts and Sales Tax Revenue**

- Gross business receipts in District 3 have dipped the last two years to $47 billion. Only three L.A. city council districts report a higher total than District 3.
- The highest concentration of gross receipts in the district is in the health care sector ($9.2 billion).
- The district experienced a 9.1 percent drop in sales tax receipts in 2009 after a slight boost in 2008.
**District 4: Tom LaBonge**

City Council District 4 stretches from Miracle Mile over Mulholland Drive and into North Hollywood, including the expansive Griffith Park to the east and the iconic Hollywood sign. The district employs around 86,000 people and houses nearly 8,000 firms. Average wages in the district are higher than in most of the other districts, at $55,642 per year.

**Employment and Firm Statistics**

- District 4 showed strong job growth heading into 2007 but was hit sharply by the recession. The district lost 11.6 percent of total employment in 2008, the highest rate of job loss among all city council districts. Employment continued to shrink in 2009, with 3 percent fewer jobs in the district.

- Average wages in the district have continued to show upward progress despite the job loss, an indication that lower-wage jobs were the first to go. In the most recent year of data, average wages increased 6.6 percent.

- New firms continued to open for business in District 4 between 2005 and 2009, over 1,000 in total.

**Construction**

- New construction continues to dwindle in District 4, with residential construction suffering the most.

- The peak in construction in 2004 was due in large part to the construction of a few large apartment buildings, while the 2006 jump in commercial construction was powered by the building of two mixed-use retail buildings on Wilshire Blvd. valued at $40 million each.

- The number of building permits in the district has also been on the decline, though it held steady in 2009.

**Gross Business Receipts and Sales Tax Revenue**

- Gross receipts in the district climbed upward from 2004 into 2008, making it but slipped 9.0 percent in 2009, to $37.2 billion.

- Professional services, retail trade, and real estate are the largest contributors to the district's gross receipts tally, each reporting more than $2 billion in 2009.

- Sales tax receipts suffered a 15.9 percent fall in 2009, settling at $11.4 million.
District 4: Tom LaBonge

Total Employment

District 4

Number of Jobs

District 4 Total Employment

District 4 Total Employment

Average Annual Wages

District 4

Average Annual Wages

Building Permits for New and Existing Structures

District 4

Commercial and Residential Building Permits

District 4

Commercial and Residential Building Permits

Gross Receipts by Industry NAICS Code

District 4

Gross Receipts by Industry NAICS Code

Gross Annual Receipts

District 4

Gross Annual Receipts

Other Services

Retail Trade

Real Estate

Professional Services

Information

Admin and Waste Services

Wholesale Trade

Health Care

Arts and Entertainment

Accommodation and Food

Other Services

$ Millions

2004 2005 2006 2007 2008 2009

$ Millions

2004 2005 2006 2007 2008 2009

$ Millions

2004 2005 2006 2007 2008 2009

$ Millions

2004 2005 2006 2007 2008 2009

$ Millions

2004 2005 2006 2007 2008 2009

$ Millions
**District 5: Paul Koretz**

Los Angeles City Council District 5 comprises of the inland communities of West Los Angeles and stretches northward along the 405 into the San Fernando Valley. With 195,830 jobs in District 5, only Council District 9 can claim to employ more people. Due in no small part to the legal and business center of Century City, average wages in the district, at $67,000 per year, are well above the city average and second again only to District 9. Additionally, the district is home to more firms than any other district, with nearly 20,000 companies operating within its borders.

**Employment and Firm Statistics**

- After healthy job growth in 2006 and 2007, employment in the district has weakened. The district lost 8.5 percent of its jobs in 2009—a troubling number for any district but especially for an important employment center.

- Growth in average wages in District 5 has been around 2 percent per year since 2007.

**Construction**

- District 5 reported the highest value of building permits in the city in 2009, at $377 million.

- A proposed 42-story building in the district accounts for the dramatic increase in construction in 2007; apart from that, building permits have been relatively stable in District 5.

- The total number of building permits in the district has recovered somewhat in 2009 after a steep drop in 2008.

**Gross Business Receipts and Sales Tax Revenue**

- Gross receipts in District 5 totaled $120.6 billion in 2009, the second highest tally among L.A. city council districts. Receipts had shown strong growth from 2005 to 2008, but followed the rest of the city and retreated in 2009. We are unable to pinpoint which industries experienced the loss in gross receipts, as the drop came from firms with their NAICS codes suppressed.

- Not surprisingly, the sector with the highest reported gross receipts in District 5 was professional services, followed by finance and insurance.

- District 5 reported the highest sales tax receipts in the city and produced above-average growth in 2008, but gave back those gains and more when receipts fell by 10.2 percent in 2009.
**District 6: Tony Cardenas**

City Council District 6, located in the geographic center of the San Fernando Valley, is home to 251,000 people and to the communities of Panorama City, Sun Valley, and part of Van Nuys. The district employs around 66,000 people at 5,400 firms. Average wages for those workers are about $43,500 per year, placing wages in the district about $11,000 below the city average.

**Employment and Firm Statistics**

- District 6 has been shedding jobs for four consecutive years. The job losses have accelerated recently as well, dropping 8.5 percent in 2008 and 7.5 percent in 2009.

- The average wage in the district has increased while employment has fallen, a signal that lower-paying jobs have been the most likely target of job cuts.

**Construction**

- The value of new construction ticked up in 2009, but this boost is not entirely consoling considering the steep drops felt recently in the district.

- Although the number of building permits in District 6 has dropped significantly, the steady growth in 2009 is a little encouraging.

**Gross Business Receipts and Sales Tax Revenue**

- After increasing at an 8 percent clip in 2005 and 2006, gross receipts in District 6 have tapered off—sliding 5.4 percent in 2009, to $24.5 billion.

- Health care and retail trade make up the bulk of reported gross receipts in the district, followed by wholesale trade.

- Sales tax receipts in the district tumbled 12.6 percent in the fiscal year ending in 2009 after a 2 percent decline a year earlier.
District 6: Tony Cardenas

**Total Employment**

- **District 6**
- **Number of Jobs (2005-2009):**
  - 2005: 17,000
  - 2006: 34,000
  - 2007: 51,000
  - 2008: 68,000
  - 2009: 85,000

**Average Annual Wages**

- **District 6**
- **Average Wage ($):**
  - 2005: 20,000
  - 2006: 25,000
  - 2007: 30,000
  - 2008: 35,000
  - 2009: 40,000

**Building Permits for New and Existing Structures**

- **District 6**
- **Number of Permits (Q1-04 to Q1-10):**
  - New Structures (Left Axis)
  - Existing Structures (Left Axis)
  - Total Volume (Right Axis)

**Commercial and Residential Building Permits**

- **District 6**
- **Number of Permits (Q1-04 to Q1-10):**
  - Commercial
  - Residential

**Gross Receipts by Industry NAICS Code**

- **District 6**
- **Gross Receipts ($ Millions):**
  - 2008
  - 2009

**Gross Annual Receipts**

- **District 6**
- **$ Millions (2004-2009):**
  - 2004: 20
  - 2005: 40
  - 2006: 60
  - 2007: 80
  - 2008: 100
  - 2009: 120

[Graphs and bar charts depicting employment, wages, permits, and gross receipts for District 6]
District 7: Richard Alarcon

Los Angeles City Council District 7 in the northeast San Fernando Valley is home to several manufacturers and construction firms, including Tutor Construction and Precision Dynamics. The district employs about 42,000 people at 2,438 companies, indicating the relatively larger size of the firms in the district. Jobs in District 7 pay an average annual wage of $44,892, about $10,000 below the citywide average.

Employment and Firm Statistics

- Although employment in the district has been falling for the last two years (by 2.3 percent in 2008 and by 3.0 percent in 2009), the rate of job loss has not been as bad as it was for the city as a whole (3.9 percent in 2008 and 4.2 percent in 2009).
- Wages spiked in 2007, climbing 9 percent above the 2006 average. During the recent job losses, wages have continued to inch upward.

Construction

- District 7, not typically a hotbed of construction compared to the rest of Los Angeles, has seen strong growth in new commercial structures in 2009.
- Residential construction, however, has continued to stagnate.

Gross Business Receipts and Sales Tax Revenue

- District 7 reports one of the lowest totals of gross receipts in the city, peaking in 2007 at $12.3 billion, with retail trade and health care making up the largest fraction of that total.
- After the peak in 2007, gross business receipts in the district shrank 4.9 percent and 8.0 percent in the following years.
- Sales tax receipts fell $2.1 million to $9.5 million in District 7 in 2009 after flat growth in 2008.
District 8: Bernard Parks

Council District 8 in south Los Angeles is one of the most diverse and densely populated districts in the city. The district runs mostly along the west side of the 110 freeway and reaches I-10 at its northernmost point. Among the city council districts, District 8 employs the fewest number of people (41,340) and is also home to the fewest number of firms (1,875). Average annual wages of $38,898 in the district also fall well below the city average.

Employment and Firm Statistics

- District 8 has weathered the start of the recession better than the rest of the city, adding 1.7 percent more jobs in 2008 and 2.4 percent more in 2009. No other district reported positive employment growth in 2009.

- The average wage paid in the district has also show strong growth over the last four years, a 5.1 percent wage increase in 2009 alone.

Construction

- A new 8-story commercial building is responsible for the spike in the 2008 data; apart from that new construction has been trending downward in District 8.

- District 8 has felt a steady decline in the total number of building permits for all types of construction, although it has appeared to stabilize in 2009.

Gross Business Receipts and Sales Tax Revenue

- Even though District 8 is responsible for the smallest share of gross receipts in the city, growth in 2005 and 2007 was exceptional. Receipts receded somewhat in 2008 and 2009 but, at $7.7 billion, they remained well above the 2004 figure.

- Of the data which have NAICS classifications, the retail trade sector reports both the highest level and the greatest growth in gross business receipts from 2004 to 2009.

- District 8 posted strong sales tax revenue growth in 2008, but receipts then fell sharply, to $5.7 million, in 2009—a 17.4 percent reduction.
District 8: Bernard Parks

Total Employment

District 8

Average Annual Wages

District 8

Building Permits for New and Existing Structures

District 8

Commercial and Residential Building Permits

District 8

Gross Receipts by Industry NAICS Code

District 8

Gross Annual Receipts

District 8
**District 9: Jan Perry**

Council District 9 is made up of western Downtown Los Angeles and a portion of south Los Angeles. The district is home to the financial center of the city and several downtown communities. District 9 is far and away the largest employment center in the City of Los Angeles, with more than 262,000 jobs at around 10,000 firms in 2009. Wages in the district are also the highest in the city, with the average worker earning $73,105 per year.

**Employment and Firm Statistics**

- Total employment shrank 2.1 percent in 2008 and 2009 after showing strong growth the previous two years.
- Wages in the district marched upward from 2006 to 2008, but gave back some of those gains in 2009 by sliding 5.2 percent.

**Construction**

- Fueled by several large-scale commercial construction projects, the value of building permits increased sharply in District 9 in 2008, although that figure has since come back down.
- The value of building permits may be down in the district but the total number of permits is starting to rise.

**Gross Business Receipts and Sales Tax Revenue**

- While District 9 does report the largest share of gross business receipts in the city, that number has been trending downward for several years, with a 2009 decline of 9.8 percent, to $786 billion.
- It is difficult to pinpoint where the loss is coming from, as only 10 percent of the gross business receipts in the district are reported with an accompanying NAICS classification.
- Sales tax receipts in District 9 were down 11.9 percent in 2009—slightly worse than the average change for the city.
District 10: Herb J. Wesson, Jr.

City Council District 10, geographically one of the smallest districts, lies west of downtown and is split into roughly equal halves by I-10. Around 57,000 people work in the district at 6,568 firms. The average wage in the district, at $39,874 per year, falls about $15,000 below the city average.

Employment and Firm Statistics

- When compared with the city as a whole, employment has declined modestly over the last two years in District 10—dipping 2.7 percent in 2008 and 1.5 percent in 2009.
- Wages in the district had been on the rise since 2005, but edged down 2 percent in 2009.

Construction

- A boost in commercial construction in 2006 helped delay the decline in new construction, but building permits for new structures eventually dipped below $50 million from highs above $200 million.
- Residential construction in District 10 has been sliding since its peak in 2005—although there is evidence that the decline is bottoming out.
- On a more encouraging note, the number of building permits in the district has rebounded somewhat in 2009.

Gross Business Receipts and Sales Tax Revenue

- Gross receipts in the district jumped sharply in 2006, climbing 15.8 percent to $23.5 billion, but have plateaued since then.
- The professional services sector in District 10 has shown solid growth in recent years, making it the largest contributor to the district's tally of gross business receipts, with more than $2 billion in 2009.
- District 10 sales tax revenue dipped 8.2 percent, to $11.4 million, in 2009. Growth in receipts was flat in 2008.
District 11: Bill Rosendahl

City Council District 11 stretches from the Santa Monica Mountains in the north down along the coast all the way to LAX, consisting of the following communities: Brentwood, Del Rey, Mar Vista, Marina del Rey, Pacific Palisades, Palms, Playa del Rey, Playa Vista, Venice, West L.A., and Westchester. The 11th District is one of the largest districts in Los Angeles, both in terms of population and geographic size. It is also an important employment center with 136,647 individuals working at 11,971 firms in the district in 2008. The jobs in the district are well paying, as only Districts 5 and 9 pay higher average wages.

Employment and Firm Statistics

- Employment in the district has fallen rather sharply in 2008 and 2009, slipping 6.7 percent and 5.9 percent, respectively.
- Wages in the district spiked up 7.7 percent in FY 2008, a number that is less impressive when coupled with the sharp job loss over the same period. The average wage ticked down 1.1 percent the following year.
- The number of firms that call District 11 home has increased by 1,071 between 2005 and 2009, with most of that jump coming in the first year.

Construction

- A $275 million addition and remodel to the Tom Bradley Terminal at LAX is responsible for the prominent peak in commercial construction in late 2006.
- Although the total volume of building permits in the district has fallen off significantly since 2006, the number of permits and the value of residential construction has picked up recently in District 11.

Gross Business Receipts and Sales Tax Revenue

- District 11 showed solid growth in gross business receipts from 2004 to 2008, but gave up some ground by retreating 8.5 percent in 2009. Still, at $99.7 billion, only two districts report higher annual gross business receipts.
- District 11 showed superb sales tax receipt growth in 2008, but returned most of that gain the following year when receipts shrank by 10.2 percent.
**District 11: Bill Rosendahl**

- **Total Employment**
  - District 11
  - Number of Jobs:
    - 2005: 33,000
    - 2006: 66,000
    - 2007: 99,000
    - 2008: 132,000
    - 2009: 165,000

- **Average Annual Wages**
  - District 11
  - Average Wage ($)
    - 2005:
      - District 11: 20,000
      - City of Los Angeles: 20,000
    - 2006:
      - District 11: 25,000
      - City of Los Angeles: 25,000
    - 2007:
      - District 11: 30,000
      - City of Los Angeles: 30,000
    - 2008:
      - District 11: 35,000
      - City of Los Angeles: 35,000
    - 2009:
      - District 11: 40,000
      - City of Los Angeles: 40,000

- **Building Permits for New and Existing Structures**
  - District 11
  - Annualized Value ($ millions)
    - Q1-04: 850
    - Q3-05: 1,050
    - Q1-07: 1,250
    - Q3-08: 1,450
    - Q1-10: 1,650

- **Commercial and Residential Building Permits**
  - District 11
  - Gross Receipts by Industry NAICS Code
    - 2008
    - 2009

- **Gross Annual Receipts**
  - District 11
  - $ Millions
    - 2004: 20,000
    - 2005: 40,000
    - 2006: 60,000
    - 2007: 80,000
    - 2008: 100,000
    - 2009: 120,000

- **Gross Annual Receipts**
  - $ Millions
    - 2004: 20,000
    - 2005: 40,000
    - 2006: 60,000
    - 2007: 80,000
    - 2008: 100,000
    - 2009: 120,000
District 12: Greig Smith

City Council District 12 in the northwest San Fernando Valley is the second largest city council district, covering nearly 60 square miles. Given its size, the district is naturally one of the larger employment centers in the city, with 91,865 jobs and 7,767 firms inside its borders. The average wage in the district of $40,492 per year falls about $14,000 below the city average.

Employment and Firm Statistics

- Job growth in the district has been negative for all four of the years for which we have data. Also, the rate of job loss has picked up recently as the district shed 5.5 percent of its jobs in 2008 and 2.8 percent in 2009, following more modest declines in the earlier years.
- Wages have remained relatively flat in the district, hovering around the $40,000 per year mark.

Construction

- The number of building permits in District 12 peaked in 2005 and bottomed out in late 2008, but we can see a boost in the number of permits beginning in 2009.
- Residential and commercial construction in the district have both suffered since their high points in 2005 and 2006, although residential construction has shown some signs of life in 2009.
- The steady increase in the total number of building permits in District 12 is a good sign.

Gross Business Receipts and Sales Tax Revenue

- Council District 12 has experienced sharp declines in gross business receipts recently, falling by 8.7 percent in 2008 and 6.4 percent in 2009.
- Sales tax receipts in the district fell $4.9 million in 2009, to $23.3 million—the largest dollar decline in the city.
**District 13: Eric Garcetti**

City Council District 13, geographically the smallest and most densely populated of the council districts, sits between downtown Los Angeles and Hollywood. District 13 is home to major film/entertainment corporations, hospitals, and about 260,000 residents. Firms in the district employ about 65,000 people and pay wages that are competitive with the rest of the city.

**Employment and Firm Statistics**

- Although most council districts saw total employment shrink in 2008, District 13 employment expanded by 0.9 percent, before falling 6.0 percent in 2009.
- Average wages in the district have been climbing at a decent clip over the last four years, up from $48,246 in 2005 to $54,221 in 2009.

**Construction**

- While the volume of construction may be down in District 13, several high-value projects in Hollywood have pushed the value of new commercial construction upward in 2007 and 2008.
- Residential construction in the district has remained relatively flat since 2006.

**Gross Business Receipts and Sales Tax Revenue**

- District 13 experienced strong growth in business receipts in 2005 and 2006. That pace slowed in the following years, eventually turning negative in 2009 when gross business receipts declined by 6.2 percent.
- Of the receipts data for which we have NAICS classification, the health care and retail trade sectors report the highest gross business receipts, though two-thirds of the data for this district are lacking NAICS codes.
- Sales tax receipts were basically unchanged in 2008 from the prior year, but fell by 11.8 percent in 2009.
District 14: Jose Huizar

Council District 14 covers the eastern portion of downtown Los Angeles as well as the communities of Boyle Heights, Sereno Park, and Eagle Rock, among others. Representing downtown Los Angeles makes District 14 an important employment center, with 85,229 jobs at 6,705 firms in 2009. Wages in the district fall well below the neighboring downtown district, as employment is more focused in the wholesale and retail trade sectors.

Employment and Firm Statistics

- Employment in the district has suffered since the start of the recession, with a loss of 5.2 percent of total employment in 2009.
- After strong wage growth in the three years prior, average wages in District 14 edged down 1.0 percent in 2009, to $42,688 per year.

Construction

- While the value of new construction has fluctuated somewhat wildly in District 14, the overall trend has not been positive.
- The volume of building permits in the district is well below the 2005 peak, but appears to have halted its descent recently.

Gross Business Receipts and Sales Tax Revenue

- After strong growth in 2005 and 2006, gross business receipts in District 14 reached a plateau around $22 billion.
- Wholesale trade and retail trade are the leading sectors in the district in terms of gross business receipts, with over $3 billion and $2 billion reported in 2009, respectively.
- Sales tax receipts in the district suffered in 2009—dropping 13.2 percent from the prior year, to $9.5 million.
District 15: Janice Hahn

The borders of City Council District 15 connect south Los Angeles neighborhoods with the communities surrounding the Port of Los Angeles, an important source of employment and economic growth for the region. More than 53,000 people work in the district, earning average annual wages of $46,183.

Employment and Firm Statistics

- Job growth in the district has been stagnant, falling 2.8 percent in 2007, declining 1.7 percent in 2008, and remaining flat in 2009. The job loss in the district is driven in part by a reduction in container movement through the Port of Los Angeles—a trend that has continued in 2009 and is likely to further stunt job growth.
- Wages have increased in the district, but enthusiasm for this statistic is tempered by the job loss, as part of the gain in wages is due to the shedding of lower-paying jobs.
- The economic slowdown has also affected the number of firms in the district—150 fewer in 2008 compared to 2006.

Construction

- While the number of building permit applications has followed a steady downward path since mid-2005, District 15 has also seen a recent bump in the volume of building permits.
- The recent increase in the volume of building permits has not translated into higher values of construction permits, as both commercial and residential construction values have held firm at their low levels.

Gross Business Receipts and Sales Tax Revenue

- Wholesale trade and retail trade report the greatest amount of gross business receipts in the district, accounting for $1.7 and $1.4 billion, respectively.
- While sales tax receipts fell in District 15 in 2009, the 7.8 percent decline was not as severe as the losses felt in most other districts.
District 15: Janice Hahn

Total Employment

District 15

Number of Jobs

2005 2006 2007 2008 2009

Average Annual Wages

District 15

Average Wage ($)

2005 2006 2007 2008 2009

Building Permits for New and Existing Structures

District 15

New Structures (Left Axis) - Existing Structures (Left Axis) - Total Volume (Right Axis)

Q1-04 Q3-05 Q1-07 Q3-08 Q1-10

Commercial and Residential Building Permits

District 15

Commercial - Residential

Q1-04 Q3-05 Q1-07 Q3-08 Q1-10

Gross Receipts by Industry NAICS Code

District 15

Wholesale Trade - Retail Trade - Real Estate - Transportation and Warehousing - Admin and Waste Services - Information - Professional Services - Health Care - Accommodation and Food - Construction

Gross Annual Receipts

District 15

$ Millions

2004 2005 2006 2007 2008 2009

37
**Data Appendix**

**Los Angeles City Business Tax (Gross Receipts Tax)**

This data set was prepared by the Office of Finance for the City of Los Angeles. Covered under the city’s Business Tax Ordinance, this privilege tax is designed to produce revenue for the city, not to regulate business operations in any way. All businesses are required to pay the business tax at a rate determined by the type of products and services provided by each company (defined in sections 21.53 to 21.197 in the city’s Business Tax Ordinance), with the exception of organizations formed only for religious or charitable purposes, which are exempt. The city’s Office of Finance collects this tax based upon the businesses gross receipts and type of business. The data reported here include gross receipts from firms that have a physical location inside the City of Los Angeles. Firms that do business in Los Angeles but do not have a physical location within the city limits are excluded. Gross receipts data are broken down by NAICS sector, but often firms do not have a NAICS code and are included in the unclassified sector. These data are excluded from the sectoral breakdown graphics, but often constitute a large share of a district’s total. The gross receipts tax holiday for all new businesses in Los Angeles, regardless of size, was extended to three years in August 2010.

**Los Angeles City Sales Tax Receipts**

Obtained from the Office of Finance for the City of Los Angeles, sales tax receipts are a dollar count of revenue from sales tax in each city council district. The data cover the fiscal years from 2006 to 2009.

**Building Permit Data**

The Department of Building and Safety for the City of Los Angeles keeps a database of all building permits granted within the city, both commercial and residential. The database contains permits for new construction as well as permits for alterations to existing structures. The parcel number and/or the address are inputted into geographic information system software to determine the appropriate council district. All of the data in the construction charts has been smoothed using moving averages to reduce the statistical noise and seasonality of the data.

**Employment Data**

Drawn from the Quarterly Census of Employment and Wages (QCEW, formerly the ES-202) this database provides the number of employers, employees, and total payroll for the third quarter of each year (generally the peak employment quarter). The California Employment Development Department’s Labor Market Information Division provided this data for each district. County employment changes are drawn from the employment by industry report, while the unemployment rate data is found in the unemployment and labor force report. All county-level data are for the Los Angeles-Long Beach-Glendale Metropolitan Division. The projected city employment in chart 1 on page 4 was plotted using the percentage change in county employment over the period for which we do not have city employment.

The rankings of employers in the districts are drawn from the preliminary version of the 2009 National Establishment Time Series data. The address and/or geographic coordinates are used to determine the city council district to which each establishment belongs. More information on the data set can be found at http://youreconomy.org/nets/?region=Walls.

Los Angeles City Council Districts

Employment Density, 2009
Jobs / Square Mile

- < 1,200
- 1,201 - 1,800
- 1,801 - 3,000
- 3,001 - 6,000
- 6,001 - 18,000

Map showing employment density across various districts with color coding for different job density ranges.

Los Angeles City Council Districts

Population Density, 2008
Population / Sq. Mile
< 5,000
5,001 - 8,000
8,001 - 10,000
10,001 - 15,000
15,001 - 22,000

Los Angeles City Council Districts

Residential Permits, 2009
Share of LA Residential Permits

- < 2.0
- 2.1 - 4.0
- 4.1 - 6.0
- 6.1 - 12.0
- 12.1 - 21.3
Los Angeles City Council Districts

Commercial Permits, 2009
Share of LA Commercial Permits

- < 3.0
- 3.1 - 4.0
- 4.1 - 6.0
- 6.1 - 15.0
- 15.1 - 20.4

Appendix 4: Commercial Development among Council Districts, 2009
Appendix 5: Average Wages among Council Districts, 2009

Los Angeles City Council Districts

Average Wage, 2009

- 38,000 - 40,000
- 40,001 - 43,000
- 43,001 - 48,000
- 48,001 - 55,000
- 55,001 - 73,105

12
7
6
2
4
11
10
13
14
15
Los Angeles City Council Districts

Employment Growth
Avg % change 2005-2007

- < -5.0
- -4.9 - 0.0
- 0.1 - 1.0
- 1.1 - 2.0
- 2.1 - 4.0


Los Angeles City Council Districts

Employment Growth
% change 2007-2008

- < -5.0
- -4.9 - 0.0
- 0.1 - 1.0
- 1.1 - 2.0
- 2.1 - 4.0

Legend:
- < -5.0
- -4.9 - 0.0
- 0.1 - 1.0
- 1.1 - 2.0
- 2.1 - 4.0
About Beacon Economics

Beacon Economics is home to some of California's leading economic researchers and advisors. From government agencies to investment funds, from nonprofit organizations to private enterprise, our analysis has helped today's leaders make better decisions. Our nationally recognized forecast has been called "eerily accurate" and was among the first to predict the collapse of the housing market and foretell the onset and depth of the recent economic downturn.

Now and in the future, we are committed to equipping our clients with the tools and understanding essential for survival and success.

Services

- Economic & Revenue Forecasting
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- Economic Development Analysis
- Ports & Infrastructure Analysis
- Public Speaking
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- Feasibility Studies

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