



# Little Tokyo Community Assessment

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This report was commissioned by the Little Tokyo Service Center (LTSC), a Community Development Corporation that aims to meet the critical needs of people and to build community.

The mission of the LTSC is to

- Improve the lives of individuals and families through culturally sensitive social services.
- Strengthen neighborhoods through housing and community development.
- Promote the rich heritage of the ethnic community.



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## Executive Summary

The Sol Price Center for Social Innovation at the University of Southern California collaborated with the Little Tokyo Service Center, a Community Development Corporation, to produce a community assessment of Los Angeles's Little Tokyo neighborhood. The goal of the community assessment is to provide a snapshot of the recent history of Little Tokyo, in order to provide the Little Tokyo Service Center with a better understanding of current community conditions and inform future planning.

This community needs assessment examines social and economic trends in Little Tokyo, and measures their impact on Little Tokyo's residents and businesses. Using data from a diverse array of sources, the community assessment focuses on five data domains, in order to track changes influencing Little Tokyo's residents and businesses. Economic and Social indicators are provided in these five domains: (1) Demography, (2) Housing, (3) Employment and Income, (4) Transportation, and (5) Public Safety, with the largest focus on the Housing, and Employment and Income sectors.

**Demography** Little Tokyo is an ethnically diverse community with an aging population. As of the 2010 Census, the population of Little Tokyo is 39.6 percent Asian, 25.9 percent Black, 19.5 percent Hispanic and 12.2 percent White. The majority of households do not have any children, and live alone. Only 22 percent of population is married; the rest are single, divorced, separated or widowed. Almost half of households do not have an individual over the age of 14 residing in the home who is fluent in English. Due to linguistic isolation, many residents may have limited access to a broad set of community assets.

**Housing** About 80 percent of Little Tokyo residents are renters. Although the homeownership rate in Little Tokyo has been growing since the 2008 financial crisis, it remains well below the citywide average. The vast majority of households have one or fewer people per room, as the average household size is small. Almost 60 percent of renters face rent burden, which means that they spend more than 30 percent of their income on rent. This high number of rent burden households exists despite a relatively large number of renters who receive governmental housing subsidies.

Since 2011, property investment activity within Little Tokyo has increased. An evaluation of building permits issued in Little Tokyo showed a sustained heightened interest in development in the neighborhood over recent years. The city has issued substantially more building permits per million square feet in Little Tokyo than citywide, although most of these were for repairing existing buildings rather than new construction. Additionally, the average property sale price per square foot of living space in Little Tokyo increased sharply in 2009, and has remained high. This matches trends observed in the Arts District to the east of Little Tokyo that began a year earlier.

**Employment & Income** More than half of Little Tokyo residents live below the Federal Poverty Line. The average household income is around \$15,000, which is much lower than the surrounding areas except Skid Row. Only 37 percent of Little Tokyo residents participate in the labor force. The large senior population living in Little Tokyo can partially explain the low labor

force participation rate. Even among those in the labor force, however, over 20 percent is unemployed, which is much higher than that of Los Angeles city as a whole.

Despite high unemployment and low labor force participation, there has been a steady growth in the number of jobs and workers in Little Tokyo. The Accommodation and Food Services industry holds the largest share of jobs with steady growth also occurring in the Wholesale and Retail Trade and the Health Care and Social Assistance sectors. The number of local jobs held by Little Tokyo residents has also been trending upward since 2008. More than half of these workers are working in the Wholesale or Retail Trade; Transportation and Warehousing; Health Care and Social Assistance; Professional, Scientific, and Technical Services; and the Accommodation and Food Services industry.

*Transportation* The average commuting time for Little Tokyo workers is about 27 minutes. This number has not changed over time, and is slightly below the average for the city of Los Angeles. More than half of residents do not own a vehicle, which reflects the low median income in the area. Consistent with low car ownership among residents, about 20 percent of workers use public transit to work.

*Public Safety* All of Downtown Los Angeles, including Little Tokyo, shares a concern for public safety. While Little Tokyo has had fewer reported violent crimes per 100 persons than the surrounding neighborhoods, the reported crime rate has been increasing since 2011. The number of committed part I crime per 100 persons went up from 0.7 to 1.4 between 2011 and 2015. Similarly, property crimes reported per 100 persons in recent years has increased from 5.9 committed per 100 residents in 2011 with nearly 8 in 2015.

Although poverty levels are high in Little Tokyo, the economic data since the Great Recession signals improvement in local economic opportunity. Economic development has helped generate higher property values and has spurred land development. The increase in Little Tokyo jobs, and jobs held by residents in particular, also points to greater economic activity in the surrounding neighborhoods. As Little Tokyo continues to grow, the challenge will be to ensure that residents share in future economic success in the neighborhood.

## Introduction

Communities today face increasingly complex challenges that require solutions rooted in a commitment to evidence-based decision-making. Historically, dynamic environments have made it complicated to systematically observe the multitude of changes routinely occurring in communities and individuals' circumstances, making it difficult to produce evidence-based policies. However, evidence-based decision-making has become more robust as more data is publicly available to design, implement, and evaluate community development interventions. For this reason, it is necessary to systematically collect and analyze data from various interrelated policy sectors to identify current and emerging problems faced by local communities. Through this process, this community assessment seeks to help stakeholders in Little Tokyo identify the challenges that residents and businesses face in order to help design strategic interventions.

Little Tokyo, located in downtown Los Angeles, is one of the three remaining Japantowns in the United States.<sup>1</sup> Since its origin in the 1880s, Little Tokyo has survived racial discrimination, the Great Depression, the Japanese internment during World War II, various redevelopment projects, and the general geographic dispersion of Japanese Americans. Despite numerous transitions, Little Tokyo remains the major historic, cultural, and civic center for Japanese Americans living in Southern California.<sup>2</sup> Although the proportion of Japanese residents has decreased over time, half of all Asian residents and almost 20 percent of the total population in Little Tokyo is ethnically Japanese (Census 2010 & ACS 2010-14). Owing to its popular restaurants and shopping malls, Accommodation and Food Services is the dominant industry in the area.

Informed by input from Little Tokyo stakeholders, this report tracks five data domains to measure changes in local circumstances for Little Tokyo residents. The five areas are (1) Demography,<sup>3</sup> (2) Housing, (3) Employment and Income, (4) Transportation, and (5) Public Safety. To better understand the changes in Little Tokyo, we compare the trends of many of the economic or social indicators to surrounding neighborhoods.

The following section describes the geography of the study area and the indicators used in the assessment. We next present a demographic overview of Little Tokyo between 1990 and 2010. Then in Section II, we compare Little Tokyo to its surrounding areas for each policy indicator to demonstrate how Little Tokyo has changed relative to its neighbors in the most recent decade. In the final section, we summarize the findings and conclude.

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<sup>1</sup> California Japantowns - <http://www.californiajapantowns.org/>

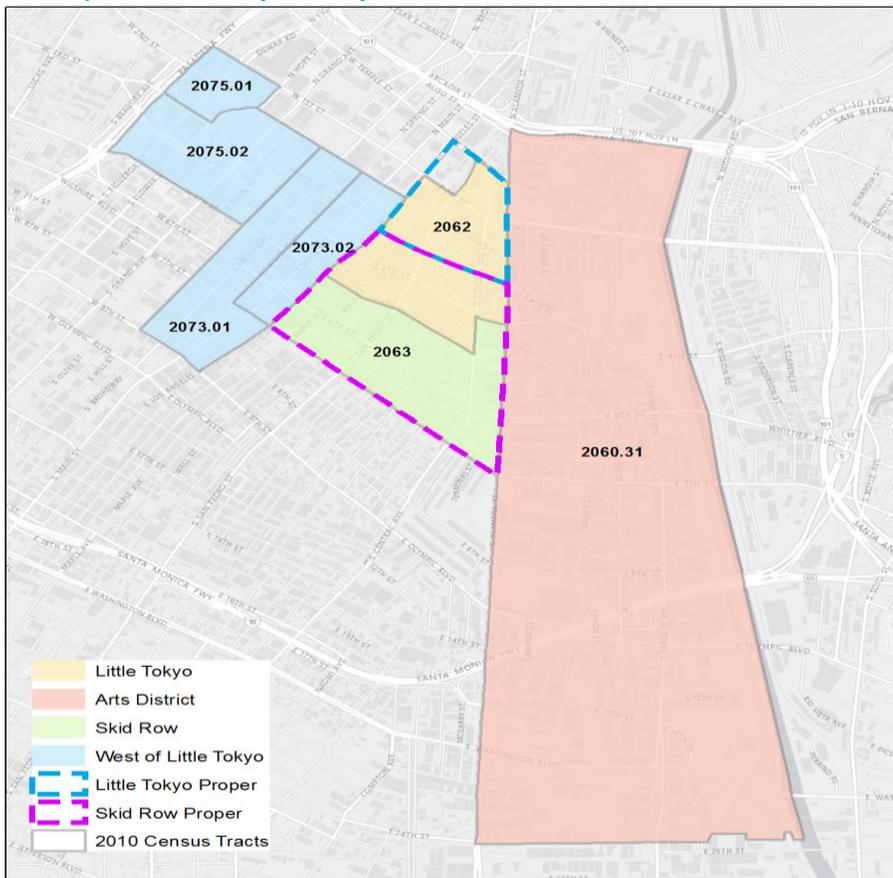
<sup>2</sup> Little Tokyo Community Council - <http://www.littletokyola.org/>

<sup>3</sup> Although education is not the main area of focus, we include two education indicators (% college graduates and % high school drop outs) in the demographic analysis.

## Data & Geographical Unit of Analysis

Map 1 depicts the study area. The boundary of Little Tokyo proper lies between Temple and 3rd street to the north and south, and Los Angeles and Alameda/Vines to the east and west. However, not all data is available for the boundary of Little Tokyo proper. Therefore, most of the analysis, requires use of census tract 2062 to represent Little Tokyo, since many analysis variables are only available at the census tract level. The boundary for census tract 2062 is consistent across the 1990, 2000 and 2010 censuses, allowing for tract-level data analysis over time. However, the southern part of this census tract includes a section of Skid Row. The geography used in each section is noted and will present data on Little Tokyo proper and Skid Row proper whenever point-, block-, and/or address-level data is available. In most analyses, the report compares Little Tokyo to its three surrounding neighborhoods, presented in the map below, and to the city of Los Angeles as a whole

*Map 1. Little Tokyo Study Area*



For a list of economic and social indicators for each sector and their sources, please view Table A1 in the appendix.<sup>4</sup> These indicators were chosen based on discussions with local

<sup>4</sup> Variables from the American Community Survey are provided in 5-year averages. For example, the homeownership rate of ACS 2008-12 indicates the average value of homeownership rate between years 2008 and 2012.

community partners, previous research, and data availability. For each indicator, we provide detail data sources and the years in which the data is available.

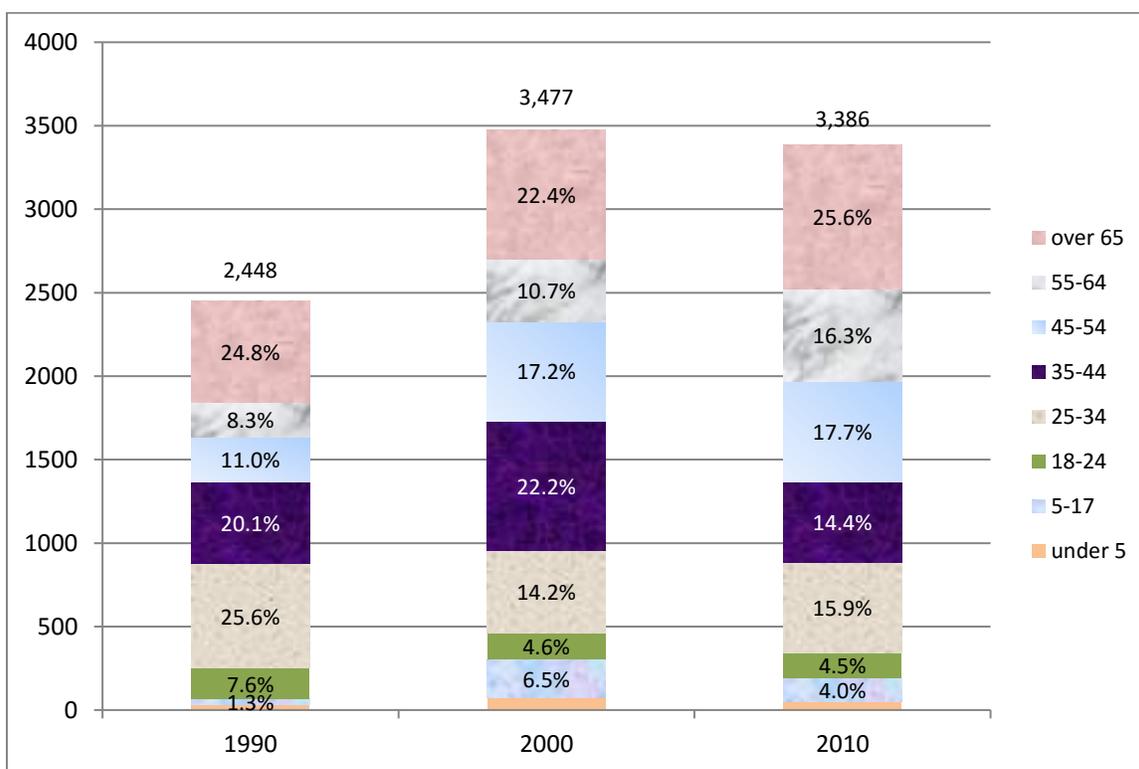
## Part I. Little Tokyo: Demographic Overview

This section provides a demographic overview of Little Tokyo over the past three decades using the 2062 census tract as the boundary for Little Tokyo. The first five variables listed in Table A1 are from the 100 percent sample of the Decennial Census (Summary File 1). The remaining five are from the subsample (Summary File 3). Since this subsample is only available for 1990 and 2000, we used the American Community Survey 2008-12 5-year average as stand-in values for the year 2010.

### □ Population & Age Distribution

Between 1990 and 2000, the total population in Little Tokyo increased significantly from 2,500 to 3,500 (Figure I). However, population remained relatively stable over the next decade. In 2010, more than 25 percent of Little Tokyo residents were over age 65. Between 1990 to 2010, the share of residents between 45 and 64 years old increased by 14.7 percentage points to 34 percent of all residents, while those between age 24 to 44 decreased by 15.4 percentage points. This indicates that Little Tokyo’s population is aging. The proportion of children has always been low in the area; in 2010, only 5.6 percent of Little Tokyo residents were under age 18.

**[Figure I] Total Population & Age Distribution**

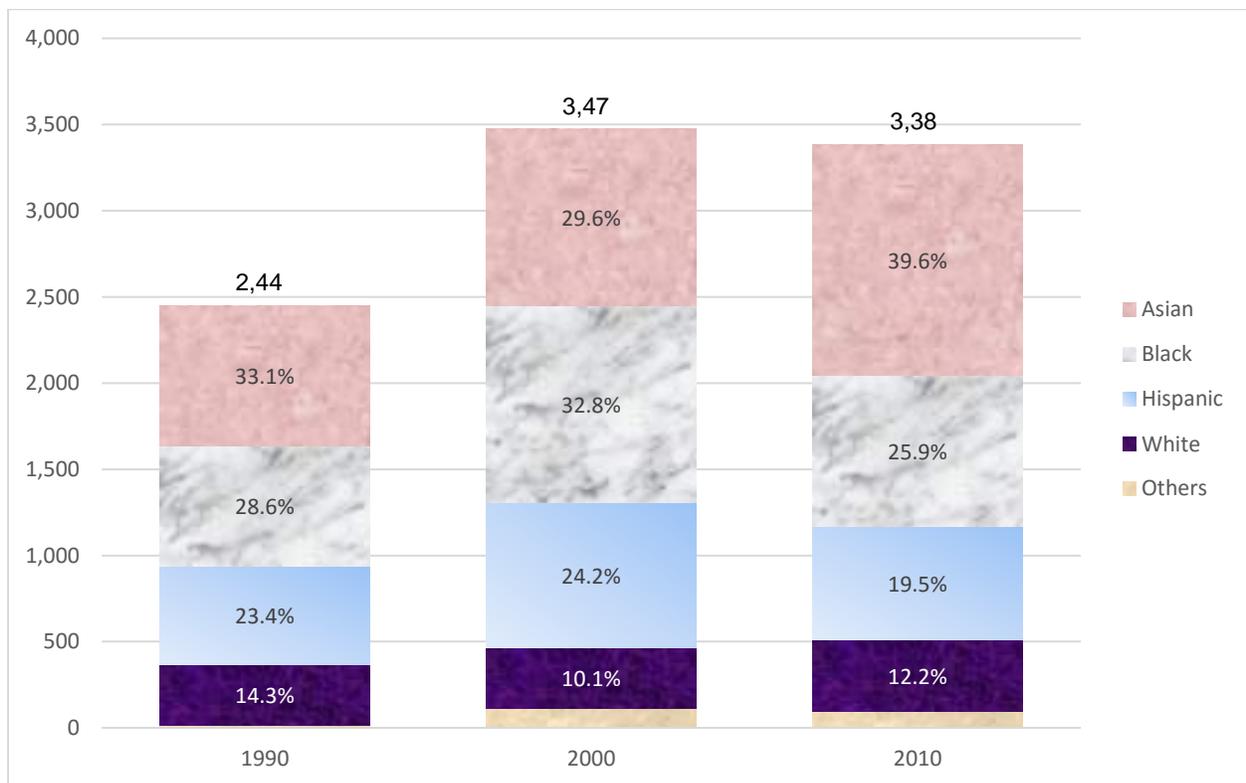


Source: Decennial Census

□ Race & Ethnicity

The plurality of Little Tokyo residents is Asian; Blacks represent the second largest demographic group (Figure II). The proportion of Black residents increased significantly between 1990 and 2000, while the proportion of Asian residents decreased as Black residents migrated to the area at a greater rate than Asians did. The population of Asian residents increased by 200 persons from 1990 to 2000. In the following decade, the number of Black residents dropped significantly while an additional 300 Asian residents moved to the area.<sup>5</sup> In 2010, Asians accounted for almost 40 percent of Little Tokyo residents.

**[Figure II] Total Population by Race & Ethnicity**

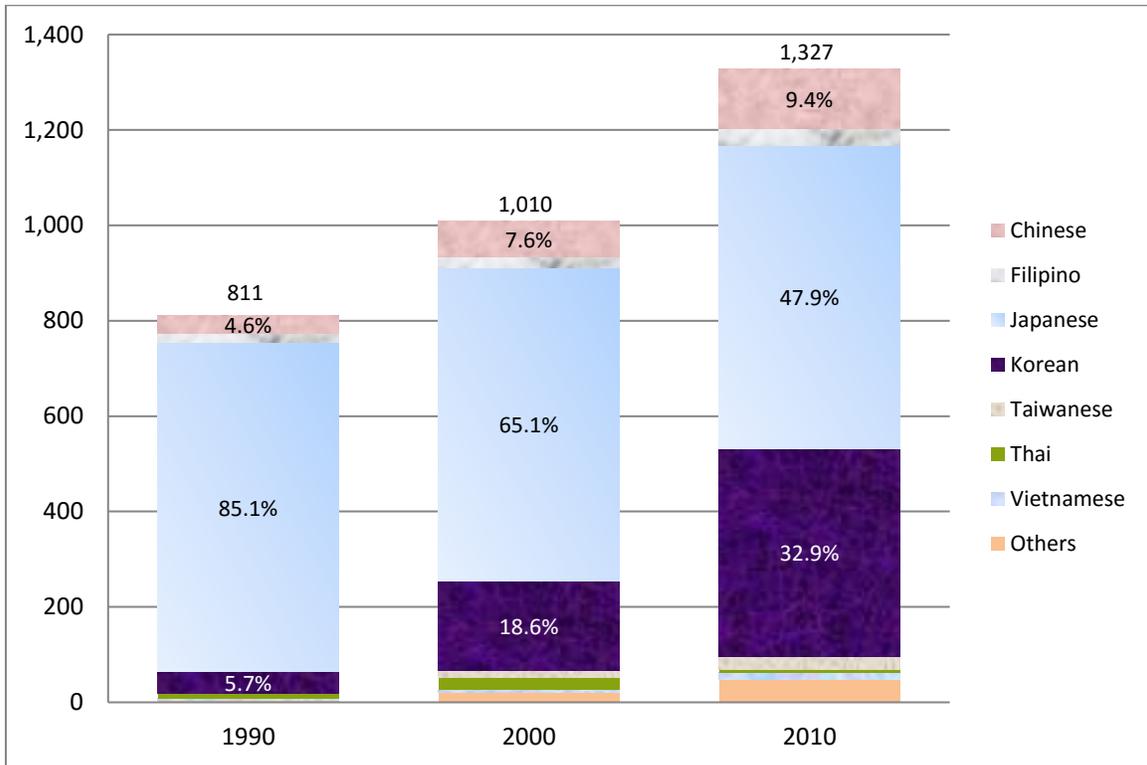


Source: Decennial Census

<sup>5</sup> Between 2000 and 2010, the Black population dropped from 1,141 to 876 while the Asian population increased from 1,028 to 1,341.

Figure III presents the percentage of Asians by their country of origin. Although Japanese residents still account for the largest proportion of Asians in Little Tokyo, this share has decreased significantly over time. This is largely due to a substantial inflow of Korean and Chinese residents. While the absolute number of Japanese residents decreased only slightly over the three censuses,<sup>6</sup> the number of Korean residents increased from 46 to 437, and the number of Chinese residents increased from 37 to 125 between 1990 and 2010.

**[Figure III] Asians by Country of Origin**



Source: Decennial Census

<sup>6</sup> There were 690, 657 and 636 Japanese residents in Little Tokyo in 1990, 2000 and 2010, respectively.

## □ Household Type & Size

Table I shows that only a small proportion of Little Tokyo residents live in a family household. On average, family households account for 20 percent of the total number of households over the three censuses. Less than a quarter of family households have children under 18 years old. Although not presented in Table I, over 70 percent of households are individuals who live alone. The low average household size reflects this majority of one-person households.

**[Table I] Household Type and Average Household Size**

	1990	2000	2010
# Family Households	208	212	352
With Children Under 18	36	45	77
# Non-Family Households	735	969	1,381
# Total Households	943	1,181	1,733
Average Household Size	1.4	1.35	1.38

Source: Decennial Census

## □ Marital Status

The majority of Little Tokyo residents are single or have become single after divorce, separation or the death of their spouse (Table II). While the proportion of married residents increased from 1990 to 2000, it decreased over the most recent decade. In 2010, those who have never married account for more than half of Little Tokyo residents above age 15.

**[Table II] Marital Status (%)**

	1990	2000	2010
Never married	44.8	34.6	50.9
Now married	19.7	27.1	22.4
Divorced/Separated	22.2	24.9	15.1
Widowed	13.3	13.5	11.6

Source: American Community Survey & Decennial Census

## □ Immigrants

Immigrants comprise approximately 30 percent of Little Tokyo residents (Table III). The proportion of immigrants increased by 4.2 percentage points from 1990 to 2000, but in 2010 returned to the 1990 level of approximately 29 percent. Despite the relatively stable percent immigrant population, the composition of this population has changed significantly over time. More than 50 percent of immigrants were US citizens in 2010, up from 29 percent in 1990. The dramatic rise in naturalized immigrants corresponds with a steep decline in the percent of immigrants who arrived in the previous decade from 1990 to 2010.

**[Table III] Immigrants (%)**

	1990	2000	2010
% Immigrant	28.79	33.00	28.90
% Naturalized citizen	28.29	38.50	50.76
% Not a citizen	71.71	61.50	49.24
% Entered US in the past decade	51.20	23.20	13.50

Source: American Community Survey & Decennial Census

## □ Linguistic Isolation

Linguistic isolation measures the percentage of households without an individual over age 14 speaking fluent English. This indicator is only available in 2000 and 2010.<sup>7</sup> Table IV shows that the percentage of linguistically isolated households in Little Tokyo is high and has increased in the decade leading up to 2010. Linguistic isolation is most acute among Asians. In fact, among Asian households, 87 percent (43 percent of total population) were linguistically isolated in 2010, up from 78 percent (42 percent of total population) in 2000. When combined with the broader population changes (displayed in Figures II and III), our findings suggest that the majority of new Asian residents, who are mostly Korean or Chinese, do not speak fluent English.

**[Table IV] Linguistic Isolation (%)**

	2000	2010
% Linguistically Isolated - Total	42.3	46.7
% Linguistically Isolated - Spanish	0	1.9
% Linguistically Isolated - Asian	42.3	44.8

Source: American Community Survey & Decennial Census

<sup>7</sup> In 1990, the census provides data for linguistic isolation by person and not by household.

□ Educational Attainment (Age 25+)

Table V indicates that the proportion of highly education individuals has tripled over the last three decades. Despite the growth in college-educated residents, the percentage of residents over age 25 without a high school diploma changed very little. This suggests that the education attainment gap between the Little Tokyo residents has increased overtime.

**[Table V] Educational Attainment (%)**

	1990	2000	2010
% High School Dropout	32.90	36.80	31.10
% Bachelor Degree	7.70	10.80	22.50

Source: American Community Survey & Decennial Census

Part II. Little Tokyo Neighborhood Indicators & Surrounding Area Comparison

□ Housing

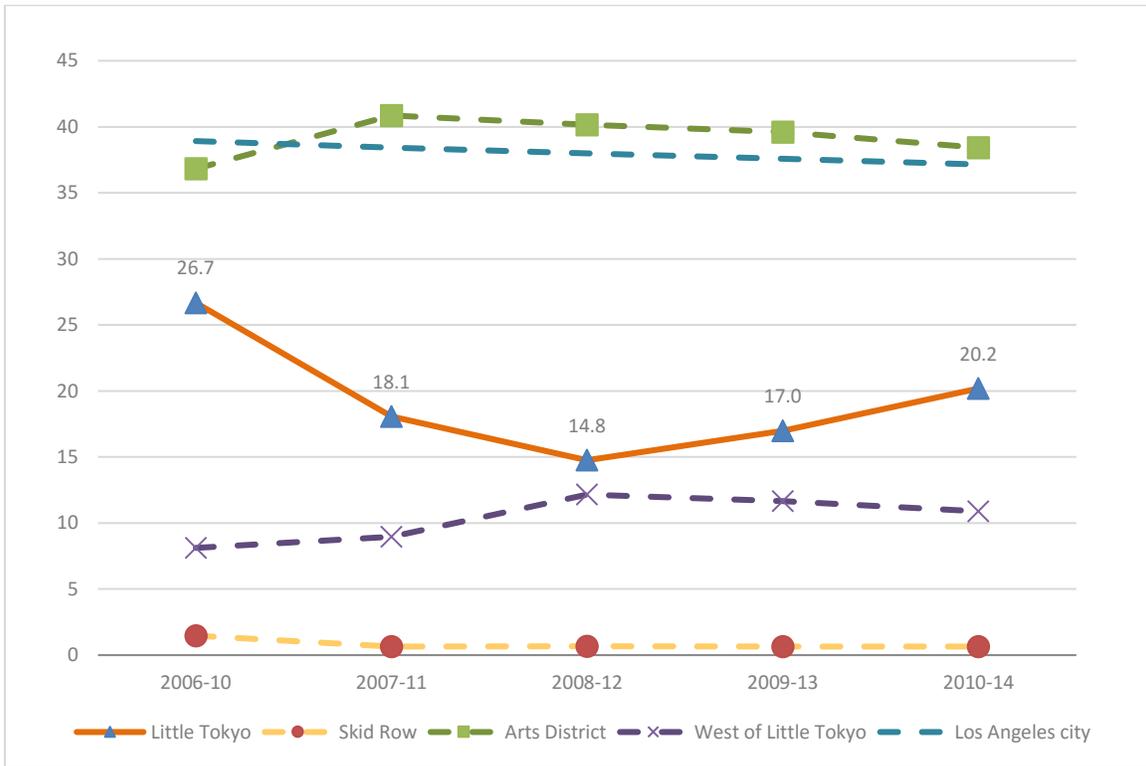
This community assessment draws housing variables from a variety of different data sources. Data from the ACS and data on Housing Choice Vouchers are analyzed using the census tract neighborhood definitions in Map 1. All other data were analyzed using Little Tokyo proper and Skid Row proper’s boundaries. The report first examines data from the ACS such as homeownership rates, vacancy rates, overcrowding, and monthly rental payments relative to income. These measures describe the housing conditions of Little Tokyo residents, such as whether or not housing units are affordable and offer sufficient space. Next, the report examines subsidized housing in Little Tokyo by using data from the U.S. Department of Housing and Urban Development (HUD) and the National Housing and Preservation Database. We focus on units developed through the four largest federal subsidized housing programs: project-based Section 8, the Low-Income Housing Tax Credit (LIHTC), Public Housing, and the Housing Choice Voucher (HCV).<sup>8</sup> As most of Little Tokyo’s residents are renters, these data reveal how public and private subsidies in the rental housing market financially support Little Tokyo residents. Finally, variables for new building permits and property sales provide information about the investments and financial interest in the area.

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<sup>8</sup> Through the project-based Section 8 and LIHTC programs, the federal government finances private owners to develop affordable housing and maintain it as such for a fixed period (traditionally 20-40 years). In the Public Housing program, the federal government finances quasi-governmental organizations, called Public Housing Agencies, which manage affordable housing that is intended to remain as such in perpetuity. Finally, the HCV program provides low-income households with a voucher that pays a portion of their rent for a unit on the private market. As the number of subsidized housing does not change much over years, we present data from the year 2013.

**Homeownership Rate** The homeownership rate in Little Tokyo dropped from 27 to 15 percent between ACS 2006-10 and ACS 2008-12 due to the impact of the 2008 housing market crisis (Figure IV). In recent years, the homeownership rate has increased but it has not yet returned to pre-financial crisis levels. There has been no discernable trend among Little Tokyo and nearby neighborhoods. In Skid Row, there are almost no homeowners. The homeownership rate is also low in the West of Little Tokyo, but it has not fluctuated as much as the rate has fluctuated in Little Tokyo. The Arts District has a similar percentage of homeowners as Los Angeles as a whole.

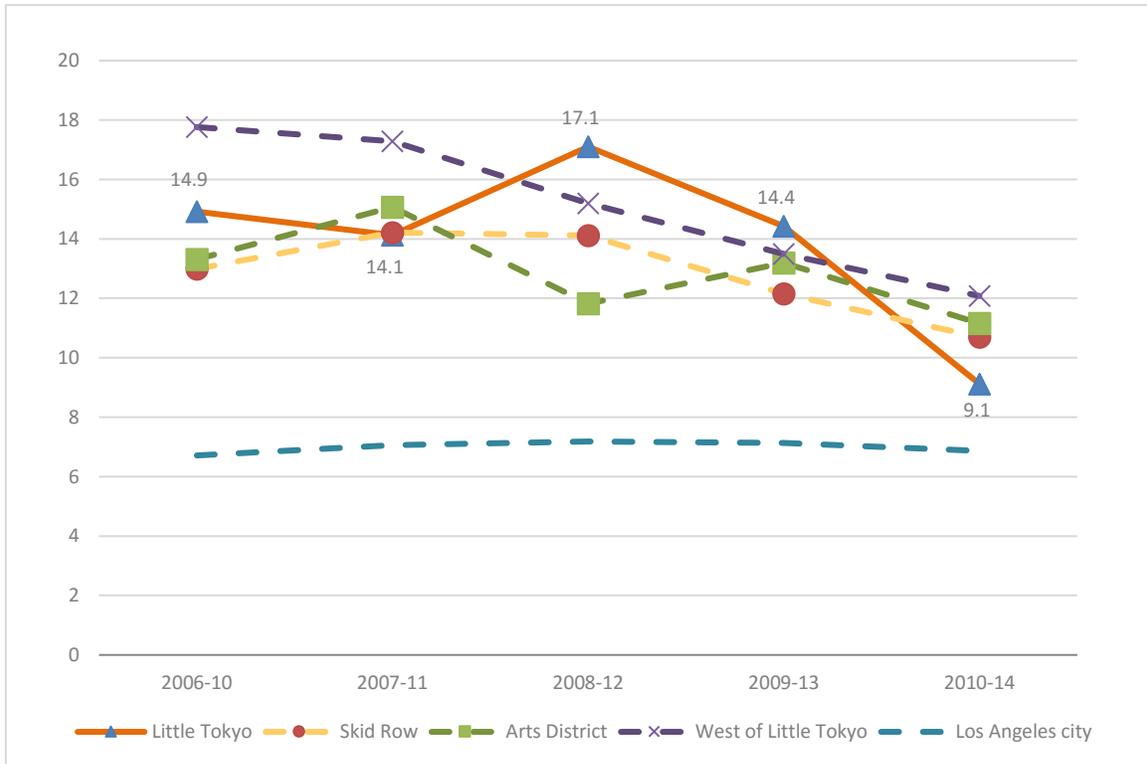
**[Figure IV] Homeownership Rate (%)**



Source: American Community Survey

**Vacancy Rate** The vacancy rate in Little Tokyo has fluctuated substantially more than in the other four comparison areas (Figure V), though it has been steadily declining in recent years. The rate reached its peaked in ACS 2008-12 and then decreased, falling to 9 percent in ACS 2010-14. In the surrounding neighborhoods, the vacancy rate also shows a decreasing trend over time. Despite this trend, the vacancy rate in Little Tokyo and its surrounding neighborhoods remains higher than the vacancy rate in Los Angeles as a whole. In Los Angeles, the vacancy rate remained flat over this time, at around 7 percent.<sup>9</sup>

**[Figure V] Vacancy Rate (%)**

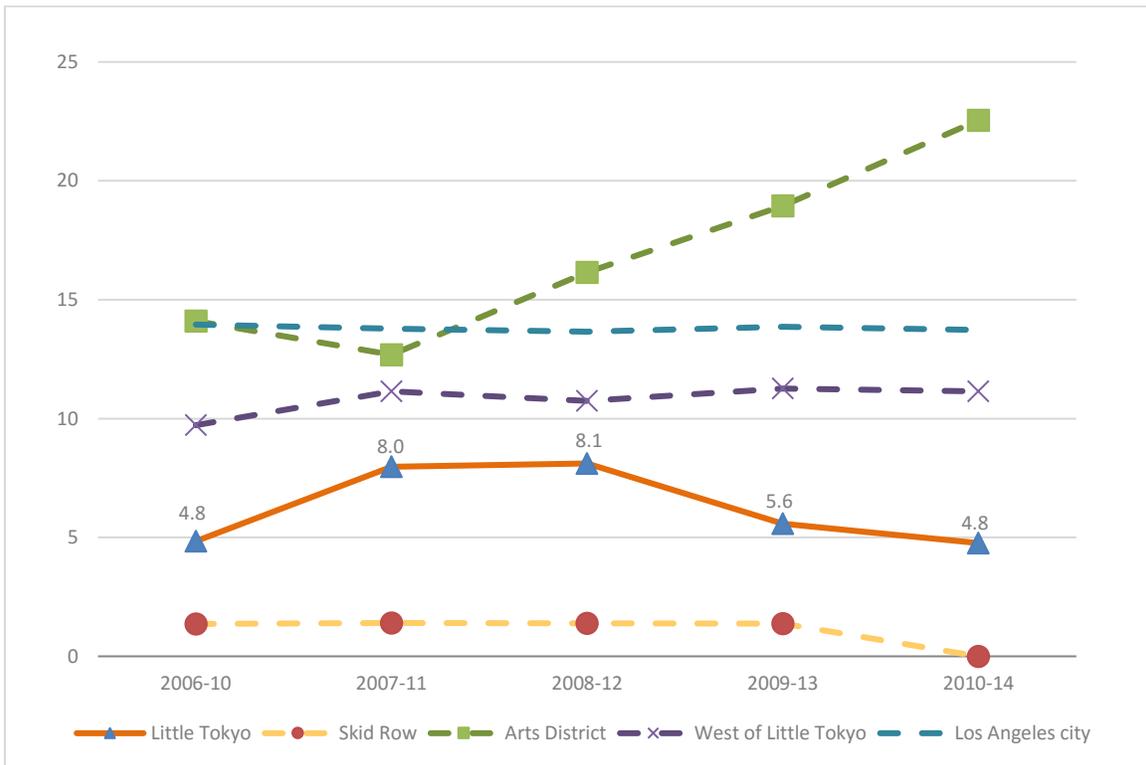


Source: American Community Survey

<sup>9</sup> It is worth noting that vacancy rates in the ACS are consistently higher than vacancy rates drawn from the Bureau of Labor Statistics and other sources. However, the trends are consistent across data sources.

**Overcrowding** A household is considered overcrowded when there is more than one person per room. Since the majority of Little Tokyo residents live alone, overcrowding is not a large problem in the area. Above Skid Row, where family households are almost nonexistent, Little Tokyo has the second-lowest percentage of households that experience overcrowding. While the overcrowding rate in both West of Little Tokyo neighborhood and in the city of Los Angeles as a whole did not change over time, the Arts District shows a significant increase in the proportion of households facing overcrowding. This corresponds with a high increase in rental prices in the District, as shown in Figure VII. Many residents in the Arts District likely share residential units due to high rents.

**[Figure VI] % of Households with More than 1 Person per Room (%)**

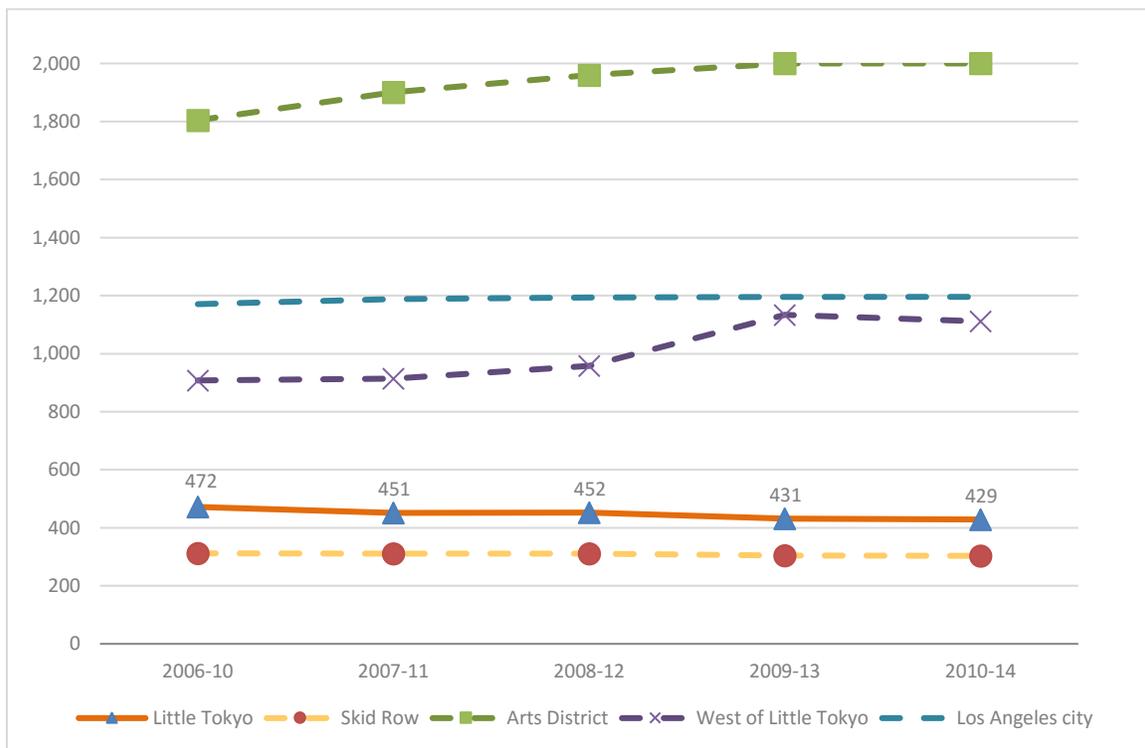


Source: American Community Survey

**Median Rent** Inflation adjusted median rent (in 2014 US dollars) decreased in Little Tokyo and Skid Row over the five periods.<sup>10</sup> In Los Angeles, the median rent increased about 100 dollars from ACS 2006-10 to ACS 2010-14. The median rent in West of Little Tokyo jumped almost 200 dollars from ACS 2008-12 to ACS 2009-13, and remained almost the same in ACS 2010-14. The Arts District experienced a continuous increase in rent over these five periods. Since the ACS caps the maximum value of median rent to 2000 dollars, we do not have the exact number for the recent two time periods.

The stable rental prices in Little Tokyo could be driven by either rent controls or subsidized housing. Rent control in California is restricted to structures built before November 1978. In both Little Tokyo and the Arts District, only 50 percent of housing units were built before 1979, while in Los Angeles as a whole 77 percent of housing units were built prior to 1979.<sup>11</sup> Thus, rent control alone cannot explain why the median rent in Little Tokyo has not changed over time as compared to the Arts District. Our subsequent analysis shows that the presence of subsidized housing is highly associated with the rent stability in Little Tokyo.

**[Figure VII] Median Rent (\$)**



Source: American Community Survey

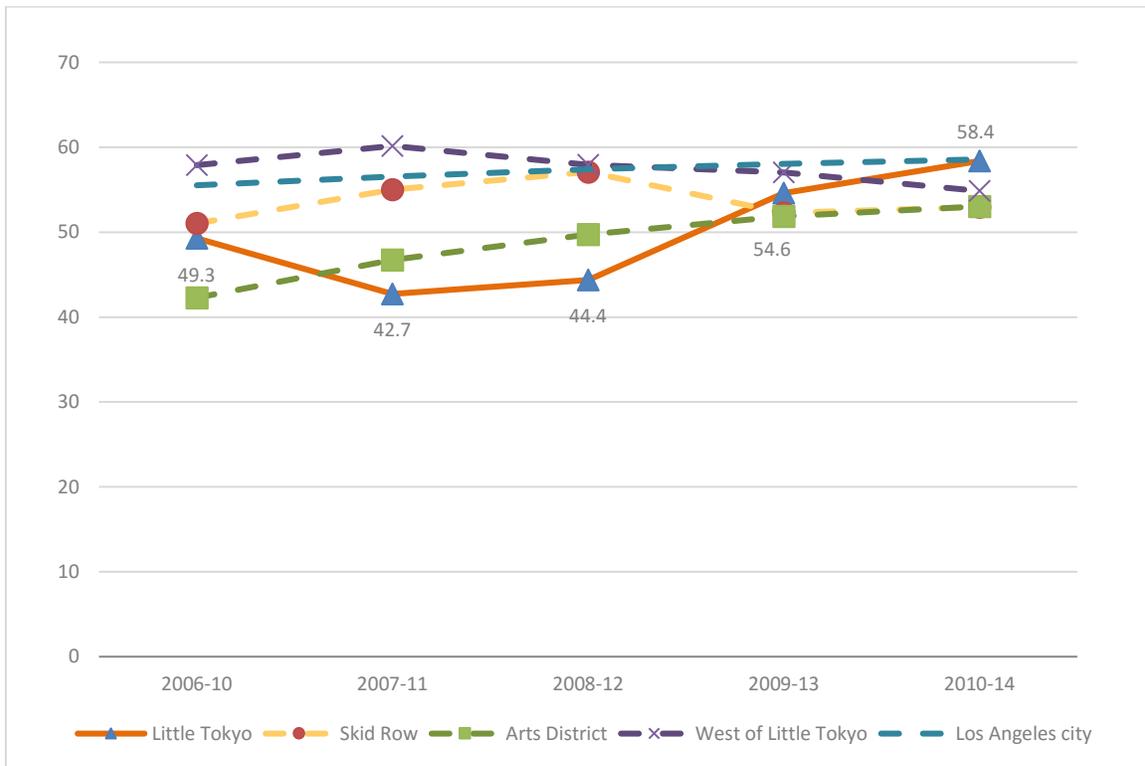
<sup>10</sup> Median rent in nominal dollars remained flat in both areas.

<sup>11</sup> The ACS does not show whether structures built before 1979 are rental or owner occupied units. However, more than 80 percent of Little Tokyo residents are renters. This indicates that Little Tokyo and the Arts Districts have many renter-occupied units that are not under rent control.

**Rent Burden** As defined by HUD, renters experience rent burden if they spend more than 30 percent of their income on rent. While the median rent has been stable in Little Tokyo, the percentage of renters facing rent burden increased significantly during the three most recent time periods. Either the drop in income or changes in the distribution of income or rental prices can explain this increase. Although our later analysis (Figure XIII) shows that the median income in Little Tokyo dropped following the crisis, this does not sufficiently explain the rise in the proportion of rent-burdened households. Using additional data from the ACS, we find that a greater increase in rent burden occurred for households with annual household income over 50,000 dollars.<sup>12</sup> This indicates that while the median rent largely did not change, the prices of rental units at the higher end of the market increased significantly. Due to this increase, the percentage of rent-burdened households in Little Tokyo has increased to equal the percentage of rent-burdened households in the Los Angeles city as a whole.

The Arts District also witnessed a continuous increase in the proportion of households experiencing rent burden, which reflected rising rental prices in the area (Figure VI). Other areas also have more than 50 percent of households classified as rent-burdened.

**[Figure VIII] Households Facing Rent Burden (%)**



Source: American Community Survey

<sup>12</sup> For renter households with an annual income over \$50,000, the percentage of rent-burdened households increased from 7 to 30 percent between ACS 2006-10 and ACS 2010-14. During that same period, the percentage of households classified as rent-burdened that earn less than \$50,000 annually increased from 55 to 61 percent.

*Subsidized Housing*

*Subsidized Rental Units* Table VI presents the total number of properties and residential rental units subsidized in Little Tokyo proper. The data used in our analysis is the most current or recent available. It is noted that not all of the data sources are from the same year, due to limited data availability.

Currently, two properties with a combined 280 units are financed through the Project-based Section 8 program in Little Tokyo proper. Little Tokyo proper also has five properties financed through the Low Income Housing Tax Credit (LIHTC) program. Of the 516 units in these five properties, 228 are for low-income housing, indicating that some of these five buildings lease market-rate housing as well. It is important to note that a property can have both LIHTC and Project-based Section 8 financing. However, the two Project-based Section 8 properties (Little Tokyo Towers and Miyako Garden Apartments) do not include LIHTC projects. There are no Public Housing Units in Little Tokyo proper. There are 90 units to which Housing Choice Vouchers (HCV) have been applied as of 2013, but this figure may be inflated for Little Tokyo as it is only available at the census tract level and not at the Little Tokyo proper level. In theory, HCVs can be used in a LIHTC development but not in a Project-based Section 8 or Public Housing property. Unfortunately, there is no way to determine whether an overlap exists using the data provided by the U.S. Department of Housing and Urban Development.

**[Table VI] Subsidized Rental Units in Little Tokyo**

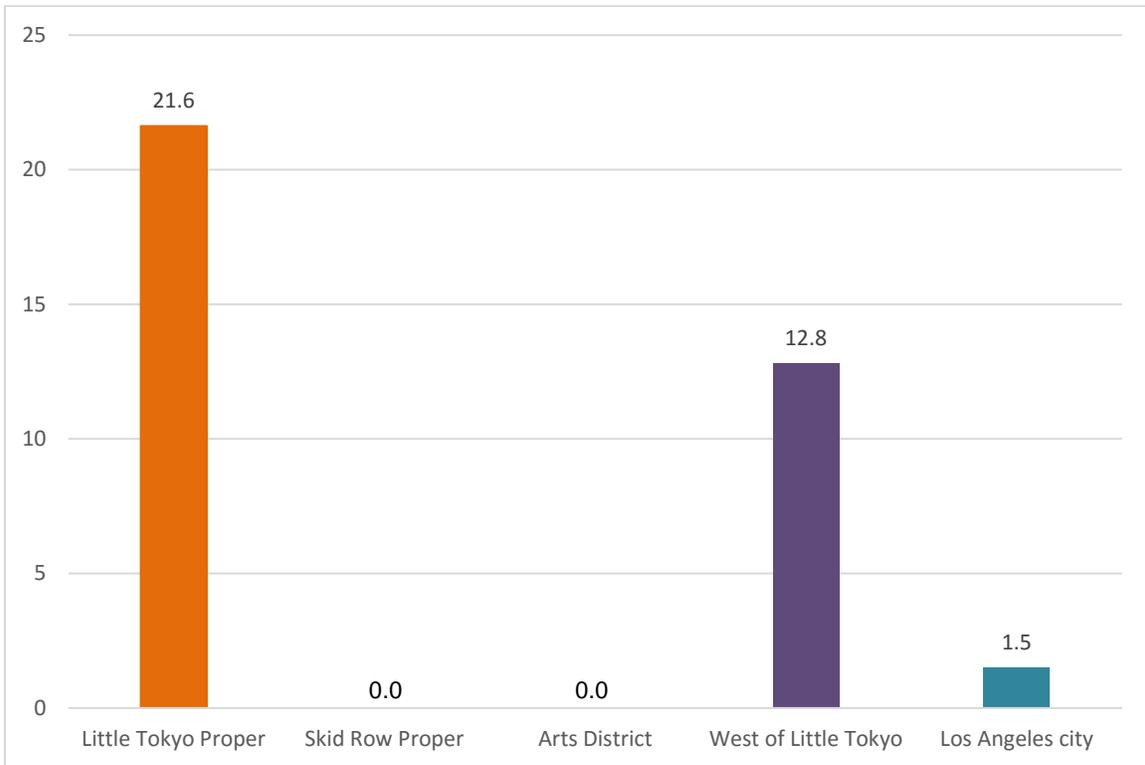
Program	Properties	Units	Units with Subsidy
Project-based Section 8 (2015)	2	280	280
LIHTC (2014) <sup>13</sup>	5	516	228
Public Housing (2015)	0	0	0
HCV (Tract-Level) (2013)	N/A	90	90

Source: HUD & National Housing and Preservation Database

<sup>13</sup> Table A4 in the appendix details the LIHTC developments in Little Tokyo in 2014.

*Project-based Section 8* Figure IX indicates that the housing units subsidized by Project-based Section 8 account for 21.6 percent of all rental units in Little Tokyo proper. This is much larger than both the West of Little Tokyo and citywide values of 12.8 percent and 1.5 percent. Furthermore, Skid Row and the Arts District do not have any housing units under the Project-based Section 8 program, making Little Tokyo proper the highest provider of Project-Based Section 8 housing in the study area.

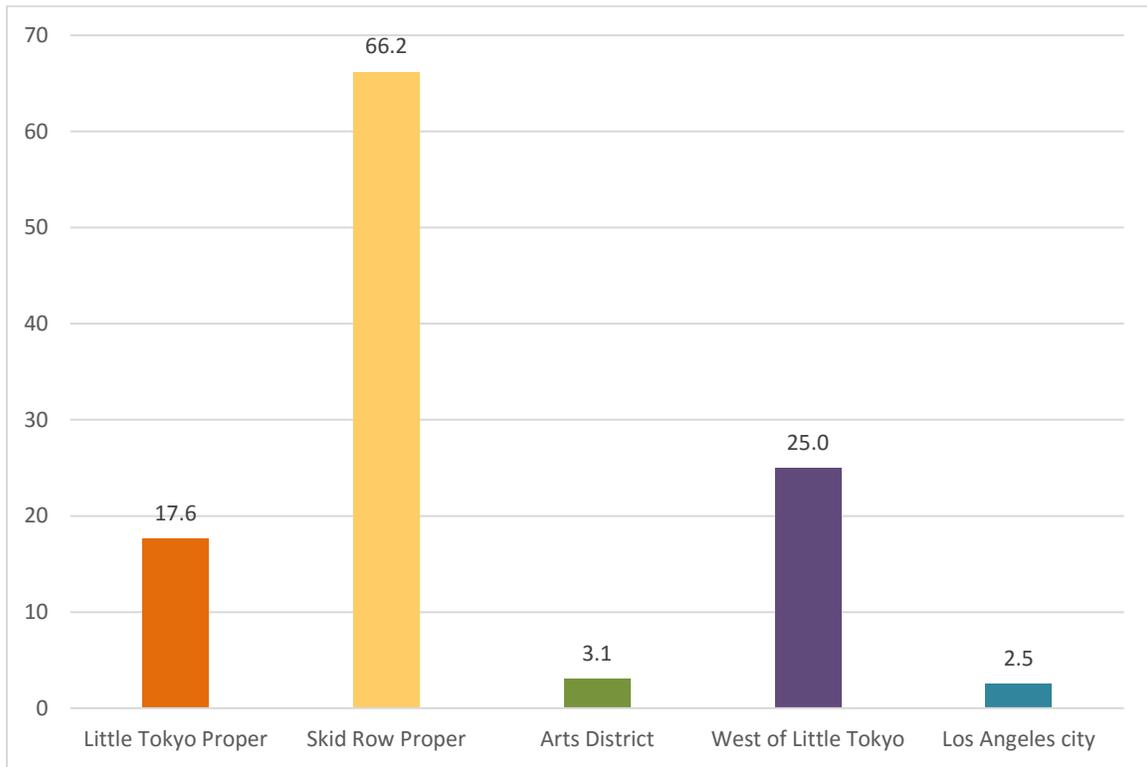
**[Figure IX] Residential Units under Project-based Section 8 program (%)**



Source: HUD & National Housing and Preservation Database

*Low Income Housing Tax Credit (LIHTC)* Figure X shows that units subsidized by LIHTC account for a much higher share of all housing units in Little Tokyo proper (17.6 percent) than in the Arts District (3.1 percent) and the city of Los Angeles as a whole (2.5 percent). Although Skid Row proper has zero Project-Based Section 8 units, under this metric, Skid Row far outpaces the surrounding communities due to its demographic profile.

**[Figure X] Residential Units Subsidized by LITHC (%)**

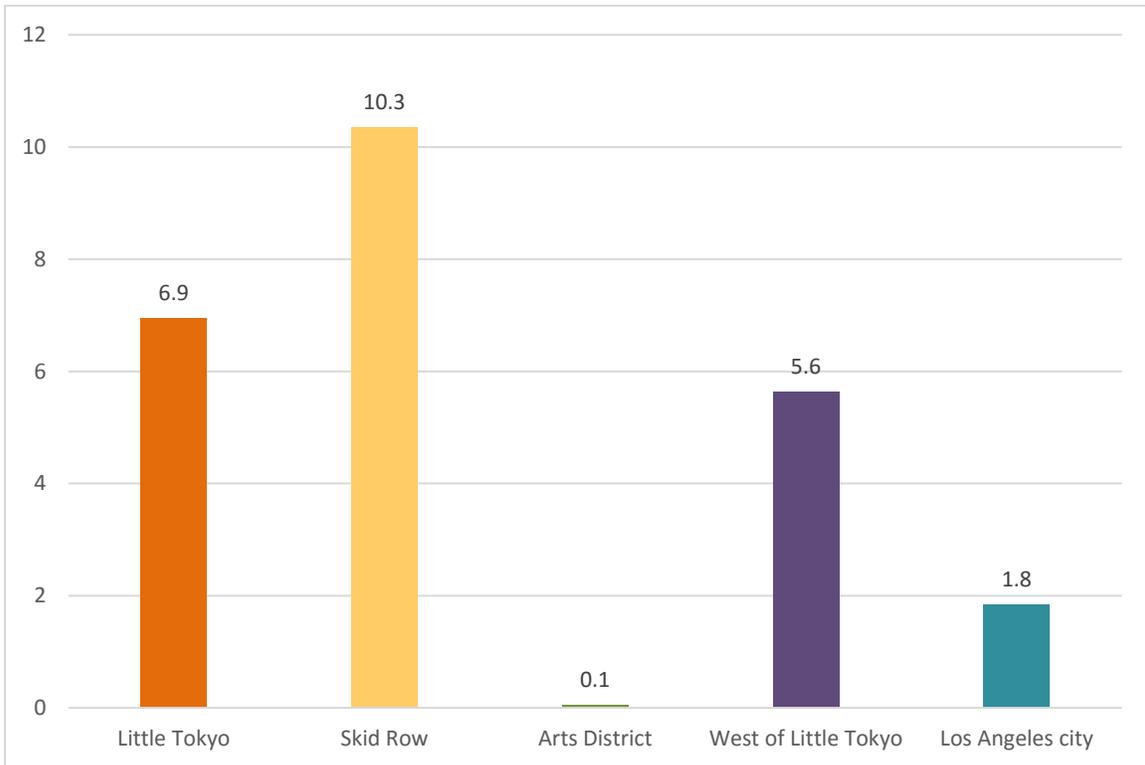


Source: HUD & National Housing and Preservation Database

*Public Housing* There are only 7,172 Public Housing units in the city of Los Angeles. None of these units are located in Little Tokyo or the surrounding neighborhoods.

*Housing Choice Vouchers (HCV)* These data were analyzed using census tracts 2062 and 2063 to represent Little Tokyo and Skid Row respectively. Unlike Project-based Section 8 and LIHTC housing units that are tied to specific developments, low-income renters use HCVs wherever they choose to live, provided the units are eligible for the program. Little Tokyo has a higher concentration of units occupied by residents receiving HCVs than in the city of Los Angeles more broadly. This higher concentration may be due to a higher concentration of buildings whose property owners participate in the HCV program, it might be due to strong transit access in the area, or some other factor.

**[Figure XI] Residential Units Subsidized with HCV (%)**



Source: HUD & National Housing and Preservation Database

Overall, out of neighborhoods in the study area and the Los Angeles city, subsidized housing is relatively highly concentrated in Little Tokyo proper and the Little Tokyo census tract. This explains the relatively low median rent paid by residents in the area.

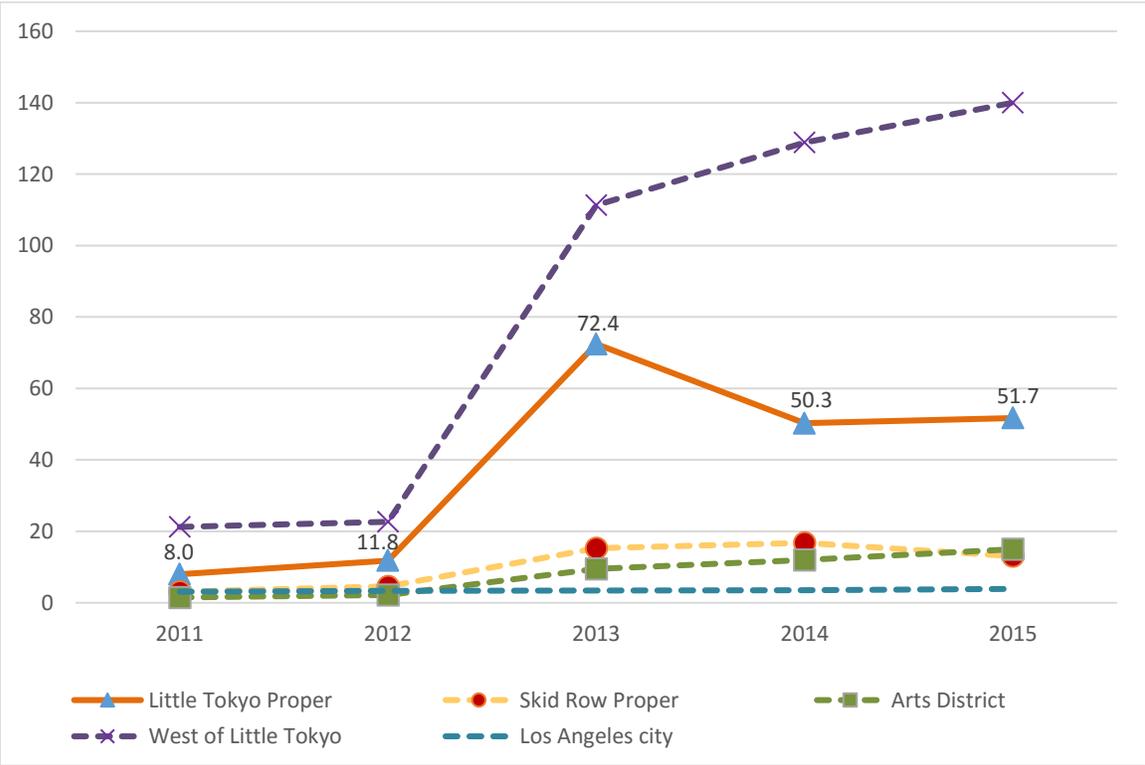
However, it is important to note that both Project-based Section 8 and LIHTC programs are in effect for a limited time, subject to extension. This means that housing units subsidized by these programs may decrease, which would leave fewer affordable units, increase rent burden, and increase the number of households with two or more people per room.

*Property Investment Activity*

One indicator of a neighborhood’s economic vitality is the amount of investment made within the neighborhood. This section examines the private capital improvements made in Little Tokyo proper and its surroundings. The main metrics used relate to the construction and modification of private real estate: namely, the count, type, and average valuation of building permits issued for addresses in the study area over time.

*Number of Building Permits Issued* Using building permit data from 2011 to 2015, we looked at the amount of construction approved for properties in the study area.<sup>14</sup> Out of the neighborhoods in the study area, residences and commercial properties in Little Tokyo proper were issued the second-highest number of building permits relative to the size of the neighborhood. Investment peaked in 2013, then dropped and became more or less constant between 2014 and 2015. This is very different from the patterns observed in the Arts District and West of Little Tokyo, which experienced relatively steady development throughout all five years.

**[Figure XIII] Number of Building Permits Issued Per Million Sq Ft of Neighborhood Area**

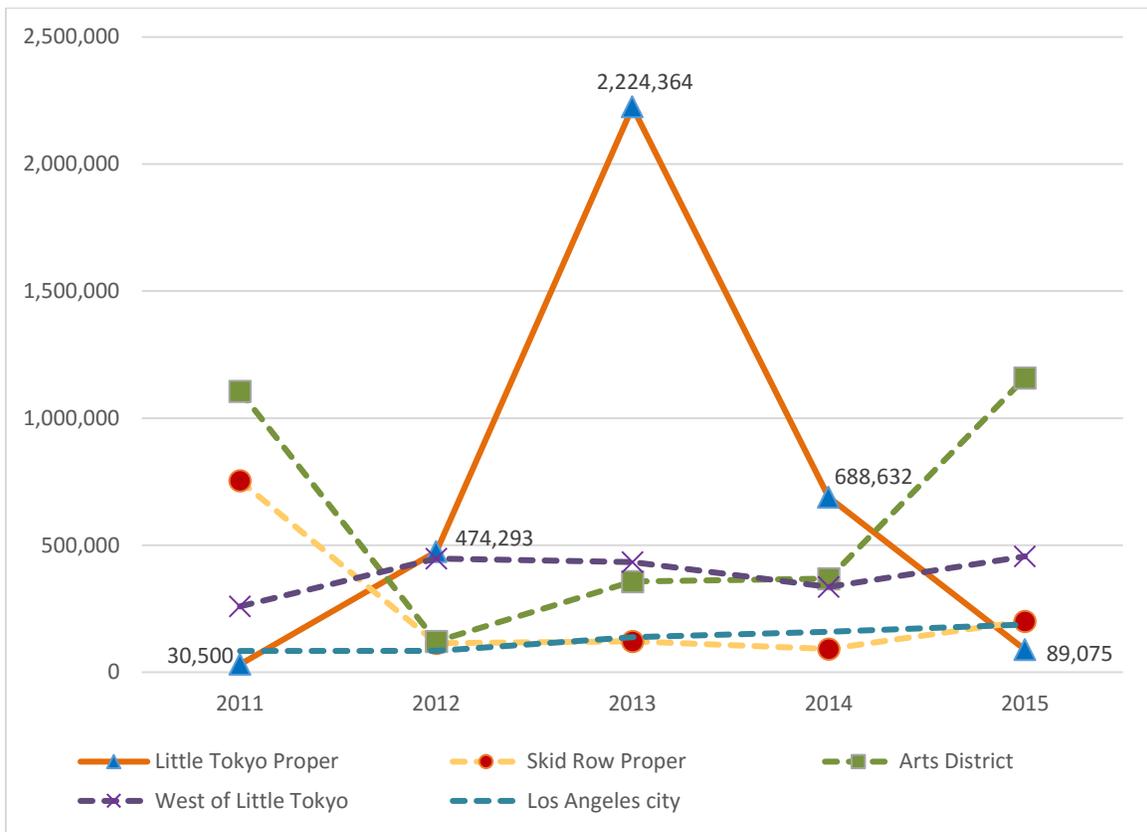


Source: Los Angeles Department of Building and Safety

<sup>14</sup> Building permits are issued for all types of construction (e.g. repairs, remodeling, new construction), and may not be an accurate indicator for comparing investment across neighborhoods. Moreover, construction and investment may have occurred illegally without permit issuance. In Little Tokyo, the city issued only four permits for new construction since 2013, while the remaining permits were mostly for repairs.

*Average Valuation of Building Permits Issued* A clearer metric for the investment made in a neighborhood is the average valuation of the building permits that were issued for that neighborhood. As we weighted all building permit types equally, the average building permit valuation is noticeably highest in Little Tokyo proper in 2013 (\$2,224,364) compared to that of all other neighborhoods at any point in the time series due to three new mixed-use residential/retail buildings that began construction that year.<sup>15</sup> Furthermore, Little Tokyo proper's average building permit valuation exceeds the citywide average by approximately \$390,000 in the year 2012 and \$530,000 in the year 2014, while the value was close to zero in 2011 and also low in 2015.

**[Figure XIV] Average Valuation of Building Permits Issued (\$)**



Source: Los Angeles Department of Building and Safety

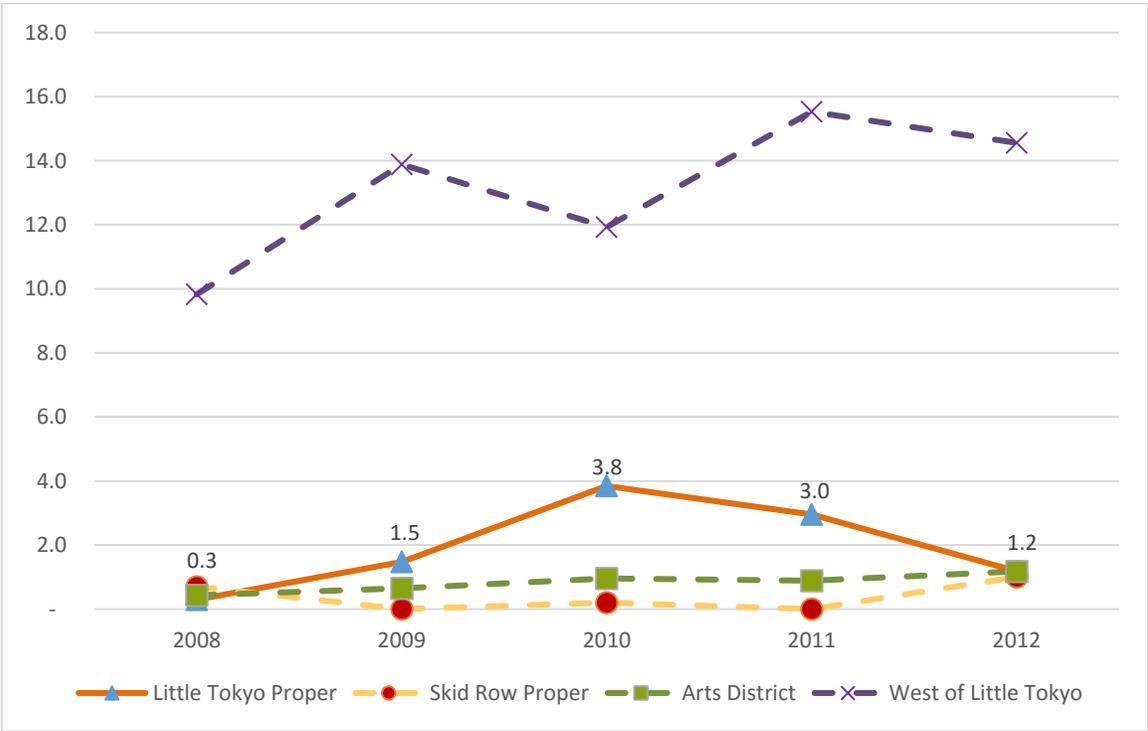
<sup>15</sup> The three mixed-use residential/retail buildings are located at 200 S Los Angeles St, 236 S Los Angeles St, and 232 E 2<sup>nd</sup> St.

*Property Sales*

Another indicator of a neighborhood’s economic vitality is the change in property values and transactions; rising overall property values may speak to an increased interest in the neighborhood. To measure this, we display property sale prices over time. It should be noted that the data used do not contain all necessary information to be confident in what is displayed in Figure XV; in the case of large developments that were sold as a whole, there were many instances of each of the units within the development being listed as being sold for the price of the entire development. We have made an effort to minimize duplicate values, but the inconsistency of this method of recording means that these data are not fully reliable. Hence, the following analysis should be used only to observe general trends instead of to identify concrete figures.

*Number of Property Sales* In order to normalize the values of each neighborhood for comparison, the number of sales were divided by one million times the square footage of each neighborhood’s land area. After the West of Little Tokyo area, Little Tokyo proper had the second most properties sold during the four most recent years for which data was available out of the neighborhoods studied. Considering that West of Little Tokyo includes the Financial District, where much investment has occurred, it is not surprising that Little Tokyo is not ranked first on this metric. It may be useful to note that between 2008 and 2012, property sales in Little Tokyo peaked in 2010 and then decreased afterwards. This pattern differs greatly from both the Arts District and West of Little Tokyo, which remain low throughout the time series.

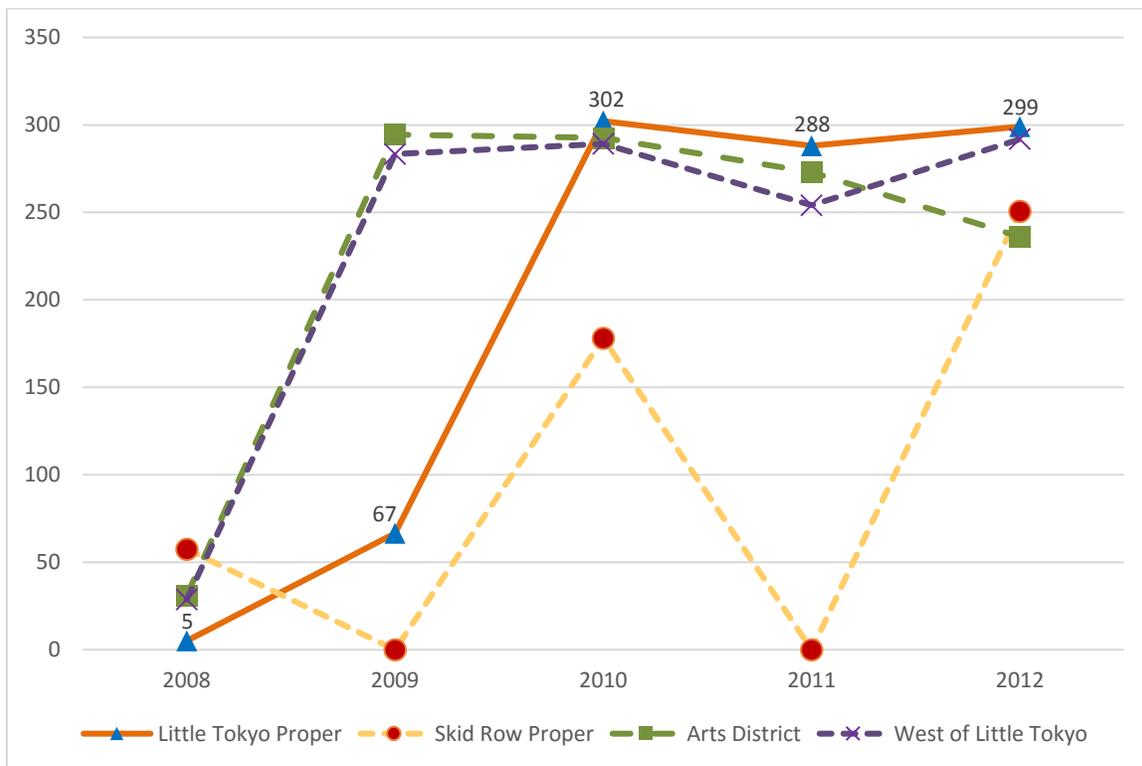
**[Figure XV] Number of Properties Sold per Million Sq Ft of Neighborhood**



Source: CoreLogic

*Average Property Sale Price* Out of the four neighborhoods studied, the average property sale price per square foot of living space was the lowest in Little Tokyo from 2008 to 2010. What is probably more important to note is that prices per square foot of living space have risen noticeably in Little Tokyo proper since 2009 and surpassed that of all of the other neighborhoods in the study area in 2010. Property values per living square footage in Skid Row consistently fall behind that of the other neighborhoods.<sup>16</sup>

**[Figure XVI] Average Property Sale Price per Square Foot of Living Space (\$)**



Source: CoreLogic

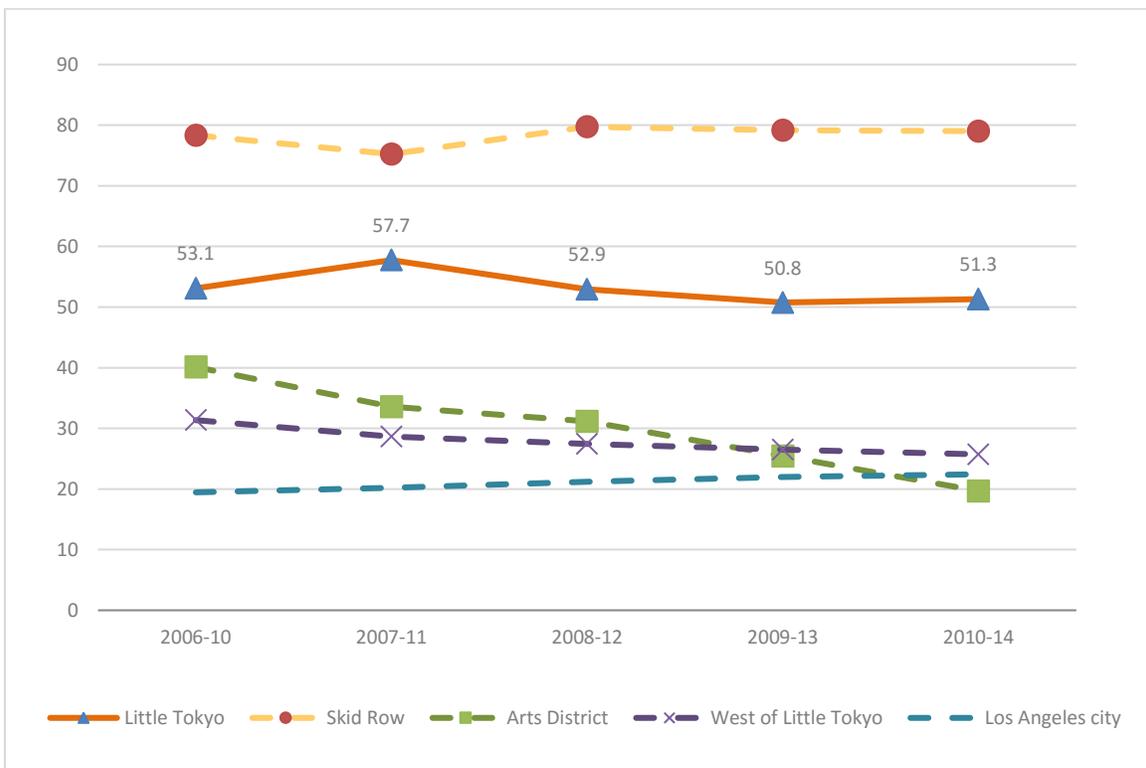
## □ Employment & Income

In this section, we first examine the poverty rate, median income and employment status of Little Tokyo residents relative to its surrounding neighborhoods. We then use Longitudinal Employer-Household Dynamics (LEHD) data drawn from the LODES system to analyze jobs and industries in Little Tokyo. Sections using LODES data were analyzed using the Little Tokyo proper and Skid Row proper boundaries. We examine how the industry composition in Little Tokyo has changed over time. We also investigate changes in the industries in which Little Tokyo residents work, and where these workplaces are located.

<sup>16</sup> Zero values in Figure XVI simply indicate that no properties were sold during a given year.

**Poverty Rate** The percentage of the population facing material hardship is commonly measured by the proportion of the households with income under the federal poverty line (FPL). Figure XVII shows that second only to Skid Row, a neighborhood which houses a concentration of homeless and impoverished individuals, Little Tokyo has the highest percentage of individuals living below the FPL. In fact, more than half of Little Tokyo residents are in poverty in any given year in the time series. Throughout the time series, the poverty rate in Little Tokyo is around 30 percentage points higher than the citywide poverty rate. The poverty rate in Little Tokyo has slightly declined over time, but the rate of decline is significantly lower than that of the Arts District, where poverty rate fell by more than 20 percentage points from ACS 2006-10 to ACS 2010-14.

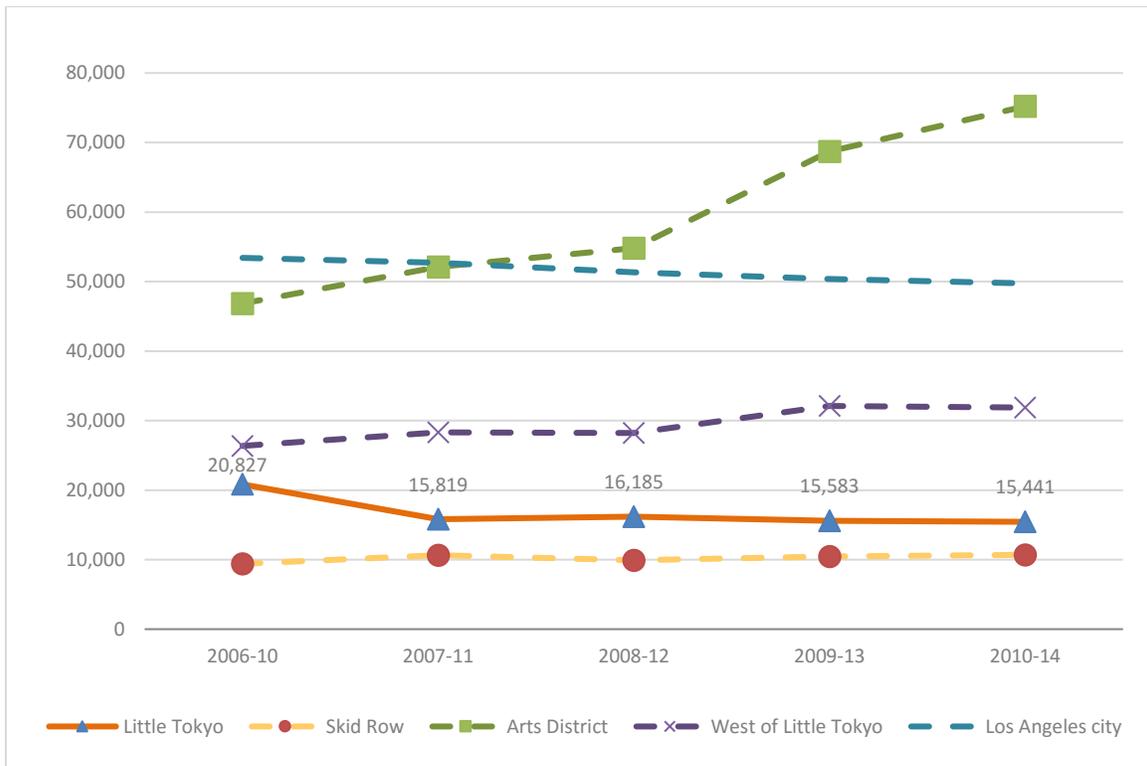
**[Figure XVII] Individuals Below the Federal Poverty Line (%)**



Source: American Community Survey

*Median Income* Similar to the data for individuals below the FPL, Little Tokyo has the second lowest median household income (in 2014 dollars) of the five geographies studied. After adjusting for inflation, Little Tokyo’s median household income dropped from \$20,000 per year in the ACS 2006-10 average to between \$15,000 and \$16,000 in ACS 2010-14. Little Tokyo is the only neighborhood in its surroundings that has experienced a decline in median household income over this period, but more or less follows the citywide trend.

**[Figure XVIII] Median Household Income (\$)**



Source: American Community Survey

*Percent in the Labor Force* In Little Tokyo, only one-third of working age individuals over age 16 participate in the labor force. While the share of labor force participants has increased in the most recent years, it is 30 percentage points lower than the citywide share, which remained at roughly 67 percent throughout the decade. The labor participation rate in the Arts District and West of Little Tokyo increased continuously in the past. In fact, the share of working age population in the labor force in those two regions surpassed the share in city as a whole.

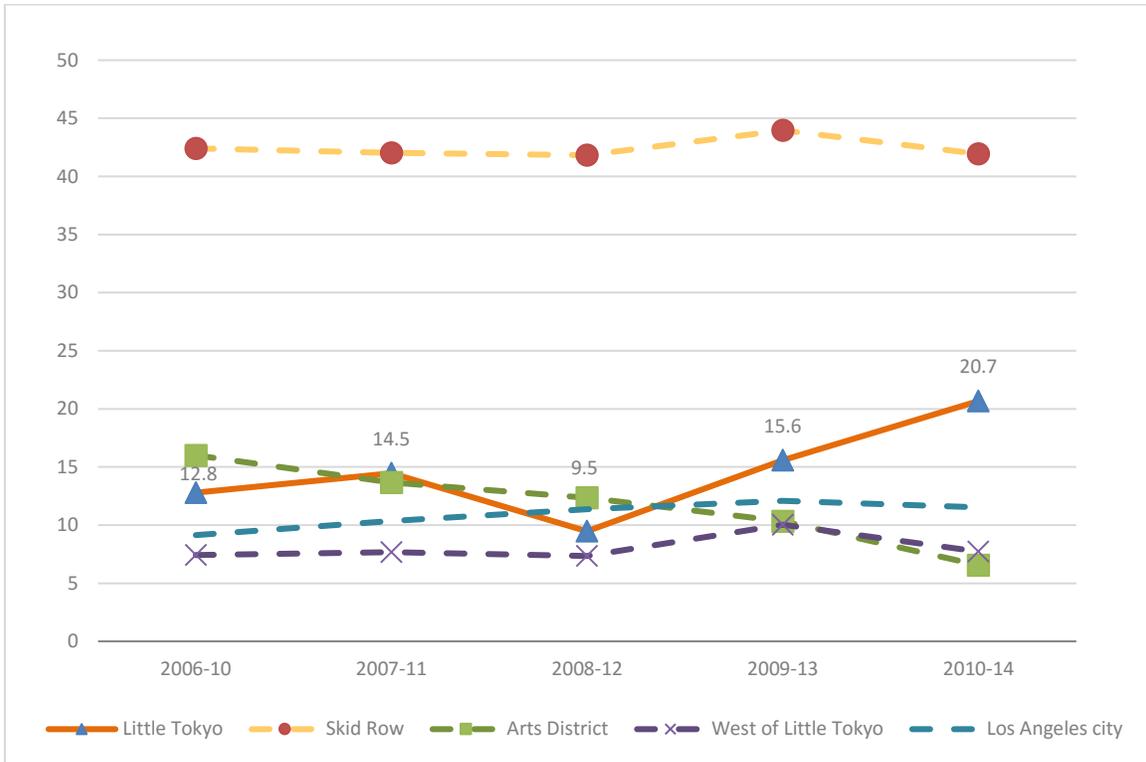
**[Figure XIX] Individuals in Labor Force (%)**



Source: American Community Survey

**Unemployment Rate** In addition to being the only neighborhood in the vicinity in which median household income has declined, Little Tokyo is also the only neighborhood to experience an increase in unemployment. While three surrounding areas of Little Tokyo have roughly the same unemployment rate in the ACS 2006-10 as in the ACS 2010-14, Little Tokyo's unemployment rate increased from 13 percent to 21 percent during the two periods. Since ACS 2008-12, when the unemployment rate reached its lowest point of 9 percent, the unemployment in Little Tokyo increased continuously.

**[Figure XX] Unemployment Rate (%)**



Source: American Community Survey

*Jobs and Workers* Over the next several pages, we analyze the number of jobs in Little Tokyo. We used the Little Tokyo proper spatial designation for all of the analyses performed using LODES data. In 2014, there were 2,781 jobs in Little Tokyo (Figure XXI). Of all the jobs in Little Tokyo, only 38 were filled by residents of the neighborhood and the remaining jobs were staffed by 2,743 commuters who live elsewhere. The majority of Little Tokyo residents (675) worked outside of Little Tokyo.

**[Figure XXI] Inflow/Outflow Analysis (2014)**



Source: Longitudinal Employer-Household Dynamics

*Jobs within Little Tokyo proper* Table XX presents the number and share of jobs in Little Tokyo proper for nine industry sectors in 2014.<sup>17</sup> We find that the top two industries with the most jobs were Accommodation & Food Services, and Manufacturing, Trade, Transportation, and Warehousing. Within the Manufacturing, Trade, Transportation, and Warehousing sectors, Wholesale and Retail Trade account for 89.5 percent of jobs. Only 1.1 percent of all jobs of any industry were actual Manufacturing jobs. Third, the Health Care and Social Assistance sector accounted for 8.7 percent of jobs in the area. The remaining sectors account for less than 40 percent of jobs, the bulk of which were in public and private services not classified under the eight main industry categories.

**[Table XX] Jobs in Little Tokyo Proper – 9 Industries**

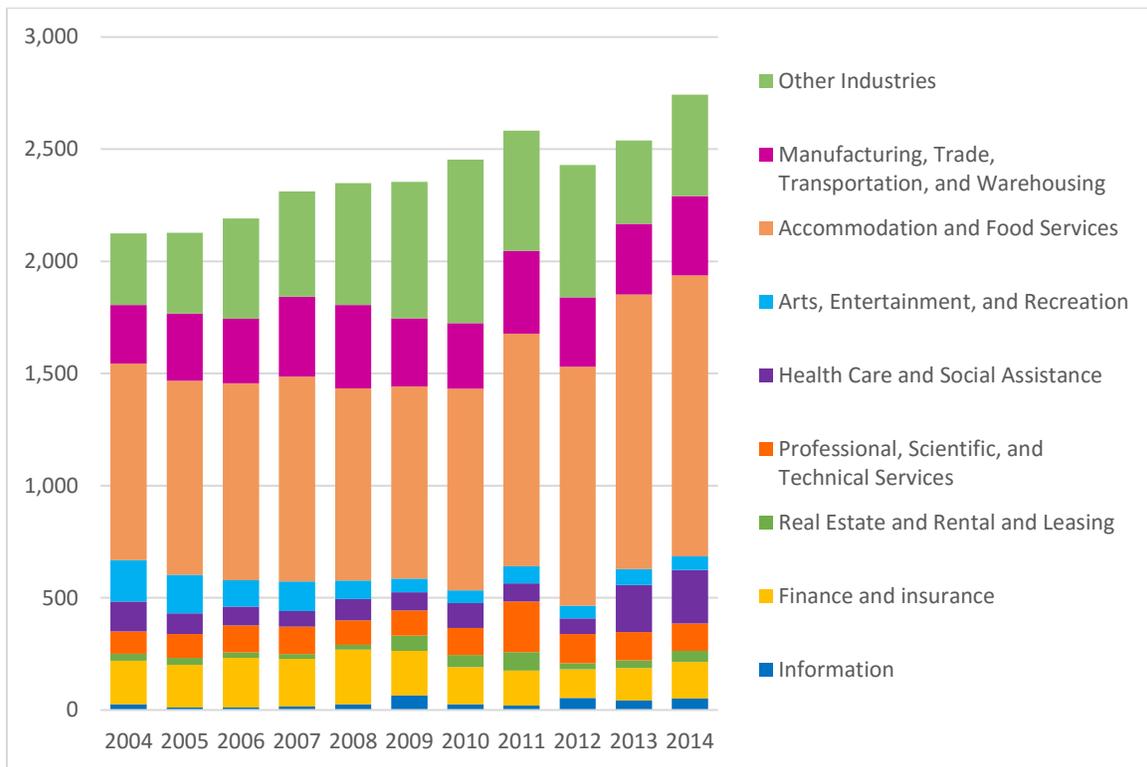
<b>2014</b>	
Accommodation and Food Services	45.6%
Manufacturing, Trade, Transportation, and Warehousing	12.9%
Health Care and Social Assistance	8.7%
Finance and insurance	5.9%
Professional, Scientific, and Technical Services	4.4%
Arts, Entertainment, and Recreation	2.2%
Information	1.9%
Real Estate and Rental and Leasing	1.8%
Other Industries	16.5%

Source: Longitudinal Employer-Household Dynamics

<sup>17</sup> Although LODES categorizes jobs into 20 industries, we aggregate the industries into nine categories based on input from the Little Tokyo service center. We merged manufacturing, wholesale trade, retail trade and transportation and warehousing into one category. The “other industries” category includes five industry sectors: (1) management of companies and enterprises; (2) administrative and support and waste management and remediation services; (3) educational services; (4) other services except public administration; and (5) public administration.

Figure XXII shows the number of jobs in each industry sector in Little Tokyo proper over the ten most recent available years of data. We find that in most sectors, the total number of jobs has been stable over time. The only exceptions are in the Accommodation and Food Services sector and the “Other Industries” category. Large and unusual fluctuations were found in these industries at the block level in 2011 and 2014.<sup>18</sup> Due to those irregularities, for those specific blocks we replaced the values with those of 2010 and 2013. The resultant data displayed a much more stable pattern. After taking these unusual fluctuations into account, we found that many jobs in Accommodation and Food Services in Little Tokyo proper have been created since 2011.

**[Figure XXII] Number of Jobs in Little Tokyo Proper by Industry Over Time**

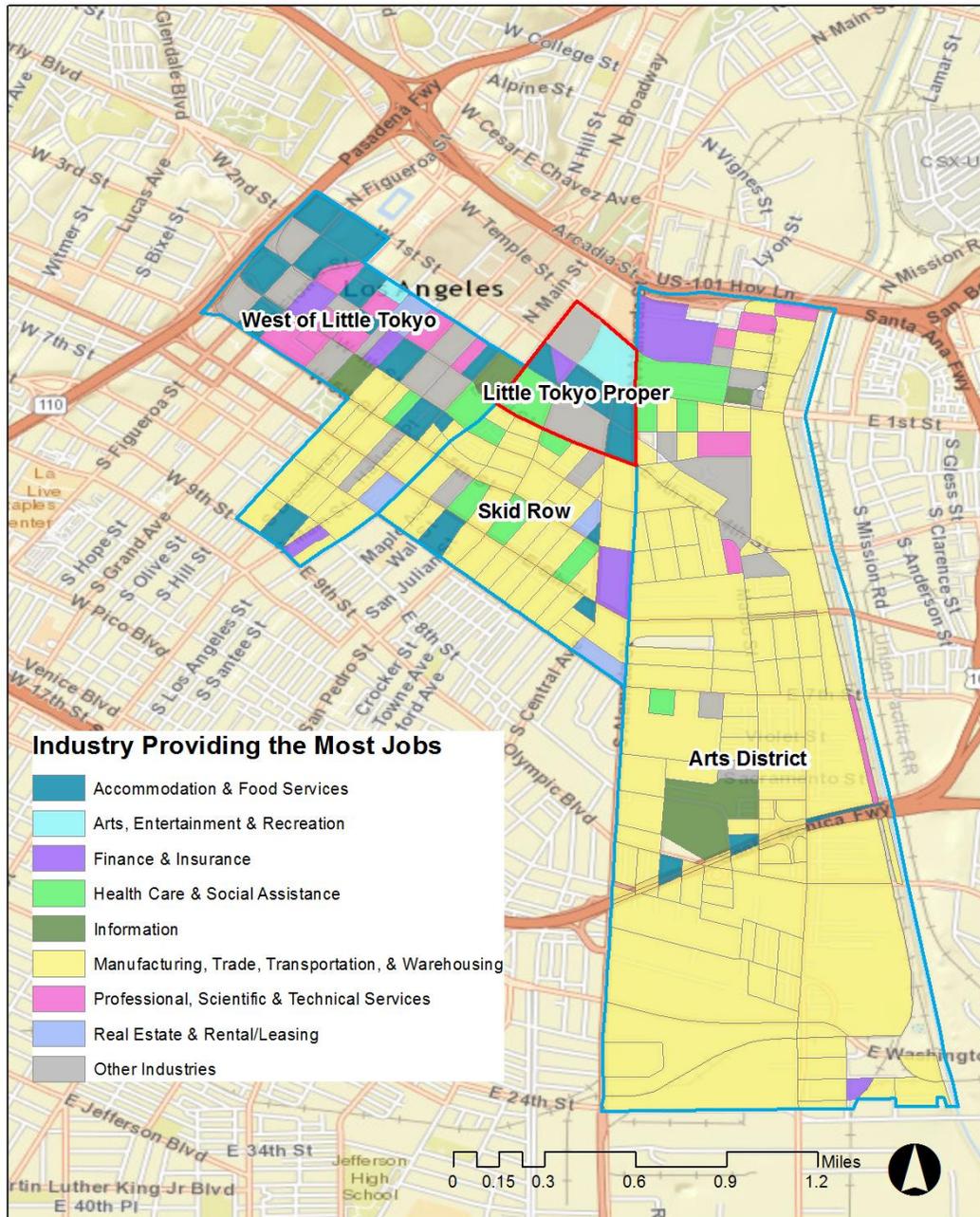


Source: Longitudinal Employer-Household Dynamics

<sup>18</sup> A surge of approximately 2,500 jobs in Block 060372062002004 in 2011 and of approximately 20,000 jobs in Block 060372074001037 in 2014. For these two blocks, we replaced the number of jobs with the previous year's value.

Map 2 illustrates where jobs of each industry are concentrated within the neighborhoods. For individual blocks within Little Tokyo proper, there are concentrations of Accommodation and Food Services, Arts, Entertainment, and Recreation, Health Care and Social Assistance, Finance and Insurance, as well as Other Industries. These are attributable to restaurants, the museums, and small business offices in the area.

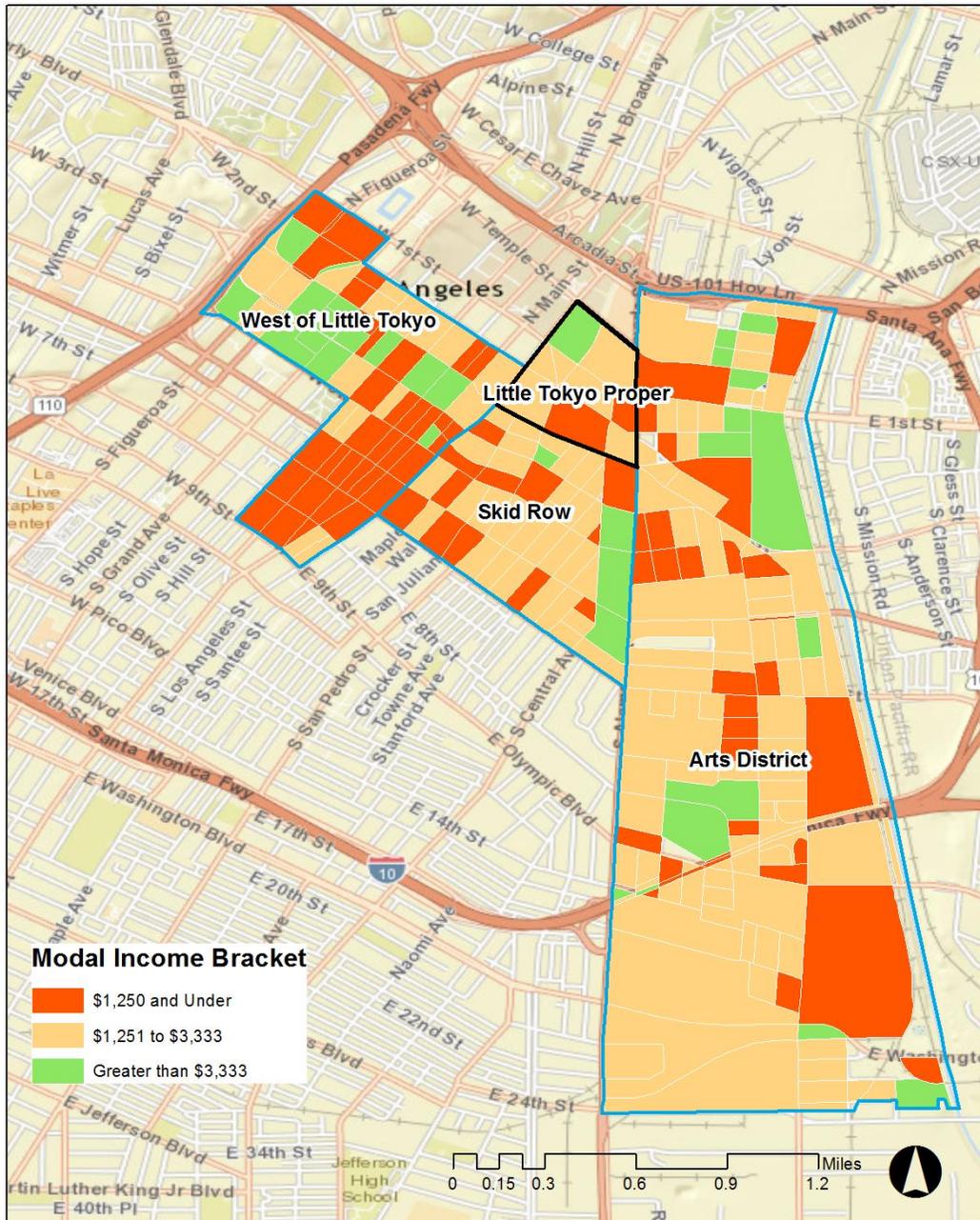
*Map 2. Largest Industries for Jobs Located in Little Tokyo Proper and Environs (2014)*



Source: Longitudinal Employer-Household Dynamics

Map 3 categorizes jobs by wages per month. Among the 10 census blocks in the Little Tokyo proper neighborhood, there is only one block in which most jobs pay over \$3,333 per month. This block is where several civic institutions are located. On the other hand, there are two blocks in which most jobs pay \$1,250 or less per month. Most jobs in Little Tokyo proper pay between \$1,241 to \$3,333 per month.

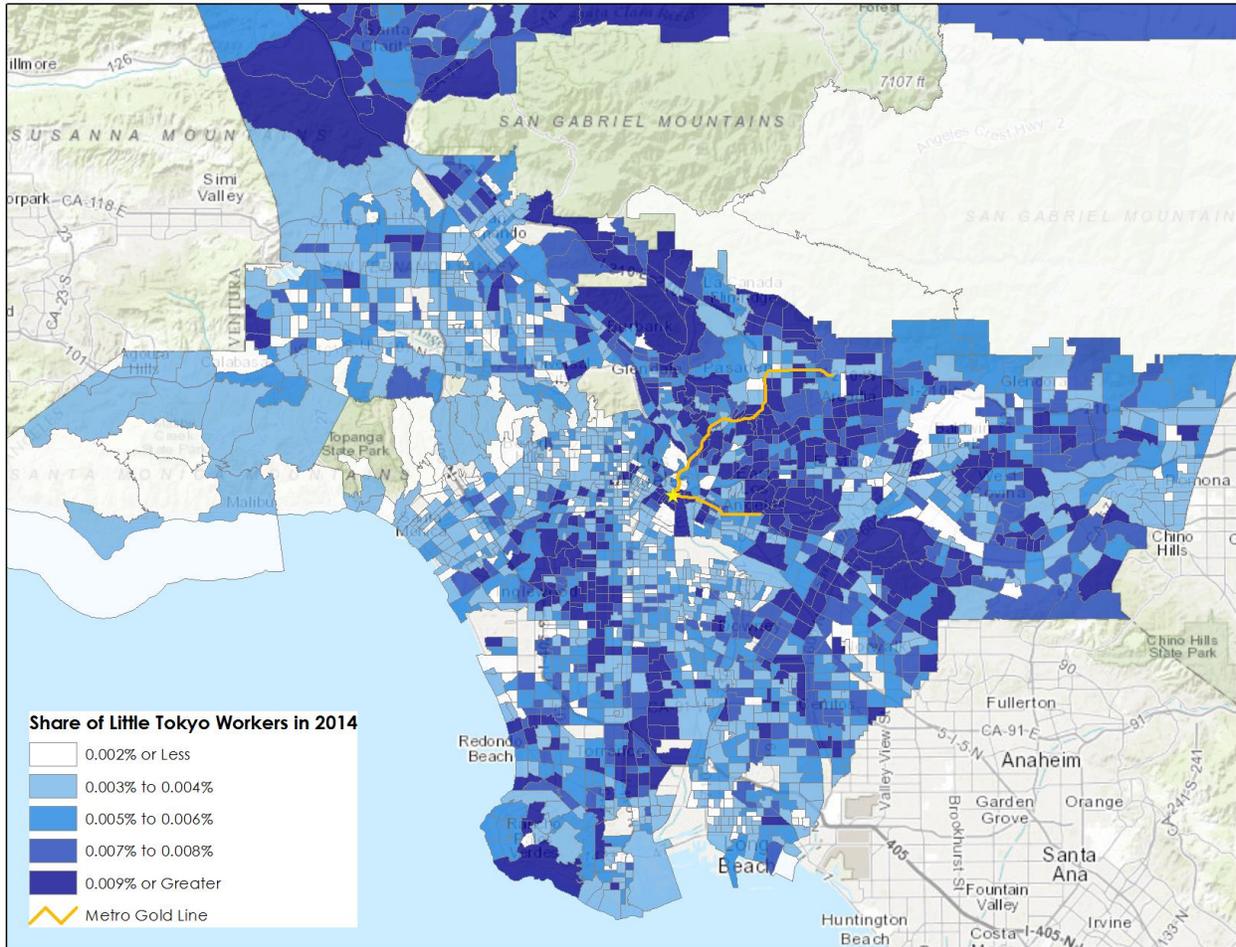
*Map 3. Monthly Earnings for Jobs Located in Little Tokyo and Environs (2014)*



Source: Longitudinal Employer-Household Dynamics

Finally, Map 4 shows where workers in Little Tokyo proper live. According to the map, many of the people who work in Little Tokyo live in East Los Angeles, Northeast Los Angeles, and the San Gabriel Valley. This suggests that they might use the Metro Gold Line light rail train as a mode of transportation for their home-based work commutes. Overall, workers in Little Tokyo proper live in widely distributed areas across Los Angeles County.

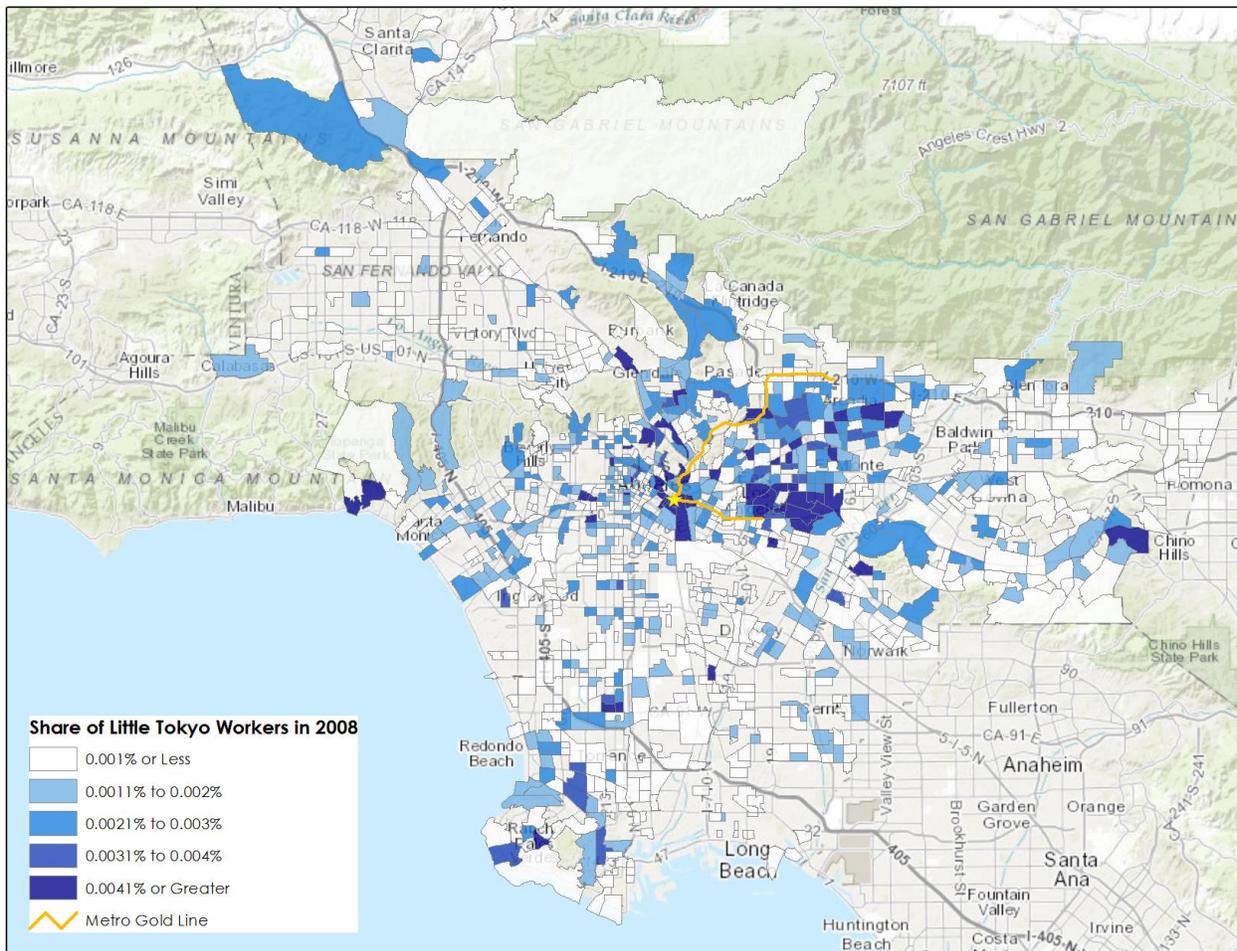
*Map 4. Places of Residence for Little Tokyo proper's Workers (2014)*



Source: Longitudinal Employer-Household Dynamics

For comparison, Map 5 displays the same information (places of residence for workers in Little Tokyo proper) for the year 2008, before the opening of the Metro Gold Line. The year 2008 was chosen because its records were the most recent data to be recorded prior to the Metro Gold Line's operation. While many workers commuted from the East Los Angeles area, a noticeably smaller share commuted from Northeast Los Angeles and the San Gabriel Valley in 2008 than in 2014. This supports the theory that commuters who work in Little Tokyo proper today may use the light rail as a mode of transportation. It should be noted that 2008 was one of the high points of the economic recession, explaining why there are many areas from which there were no commuters.

*Map 5. Places of Residence for Little Tokyo proper's Workers (2008)*



Source: Longitudinal Employer-Household Dynamics

*Jobs of Little Tokyo Proper's Residents* Table VIII shows that over a quarter of Little Tokyo proper's residents work in the Manufacturing, Trade, Transportation, and Warehousing industries. Within this sector, 70 percent work in either Wholesale or Retail Trade. The second-, third-, and fourth-most popular industries in which residents work are the Health Care and Social Service sector, the Professional, Scientific, and Technical sector, and the Accommodation and Food Services sector. Together, they account for about one third of all jobs undertaken by Little Tokyo residents. The "Other Industries" category represents about a quarter of the jobs of Little Tokyo residents. The majority of these workers are in the Administrative and Support, Waste Management and Remediation Services, and the Educational Services sectors.

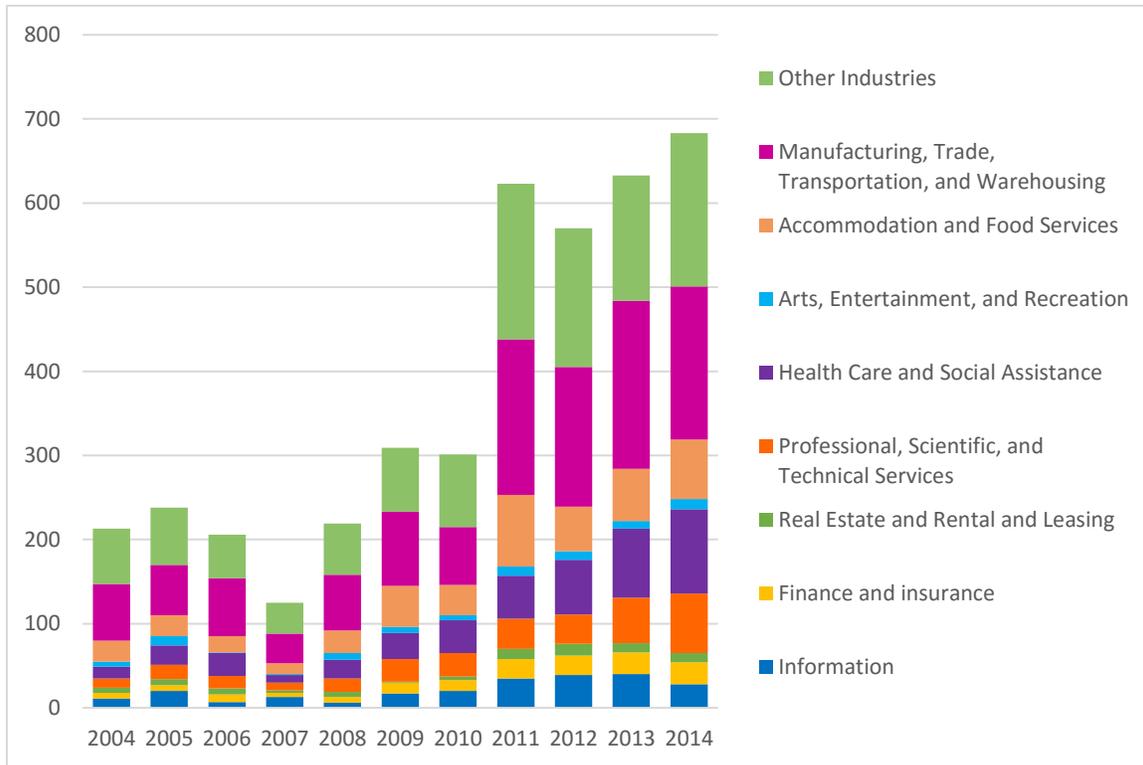
**[Table VIII] Jobs of Little Tokyo Proper Residents**

<b>2014</b>	
Manufacturing, Trade, Transportation, and Warehousing	26.6%
Health Care and Social Assistance	14.6%
Professional, Scientific, and Technical Services	10.4%
Accommodation and Food Services	10.4%
Information	4.1%
Finance and insurance	3.8%
Arts, Entertainment, and Recreation	1.8%
Real Estate and Rental and Leasing	1.6%
Other Industries	26.6%

Source: Longitudinal Employer-Household Dynamics

While the percentage of Little Tokyo proper residents in the labor force is low, Figure XXIII shows that the number of workers increased between 2012 and 2014. Figure XIX also shows this trend. Since the year 2011, there have been more than 550 residents in Little Tokyo proper with jobs. In the four most recent years, there was a sharp increase in workers employed in the Manufacturing, Trade, Transportation, and Warehousing industry as well as the Health Care and Social Assistance industry. The number of people working in the Professional, Scientific and Technical Service industry also rose in 2013 and 2014. The number of jobs in the remaining sectors was relatively stable with some fluctuation.

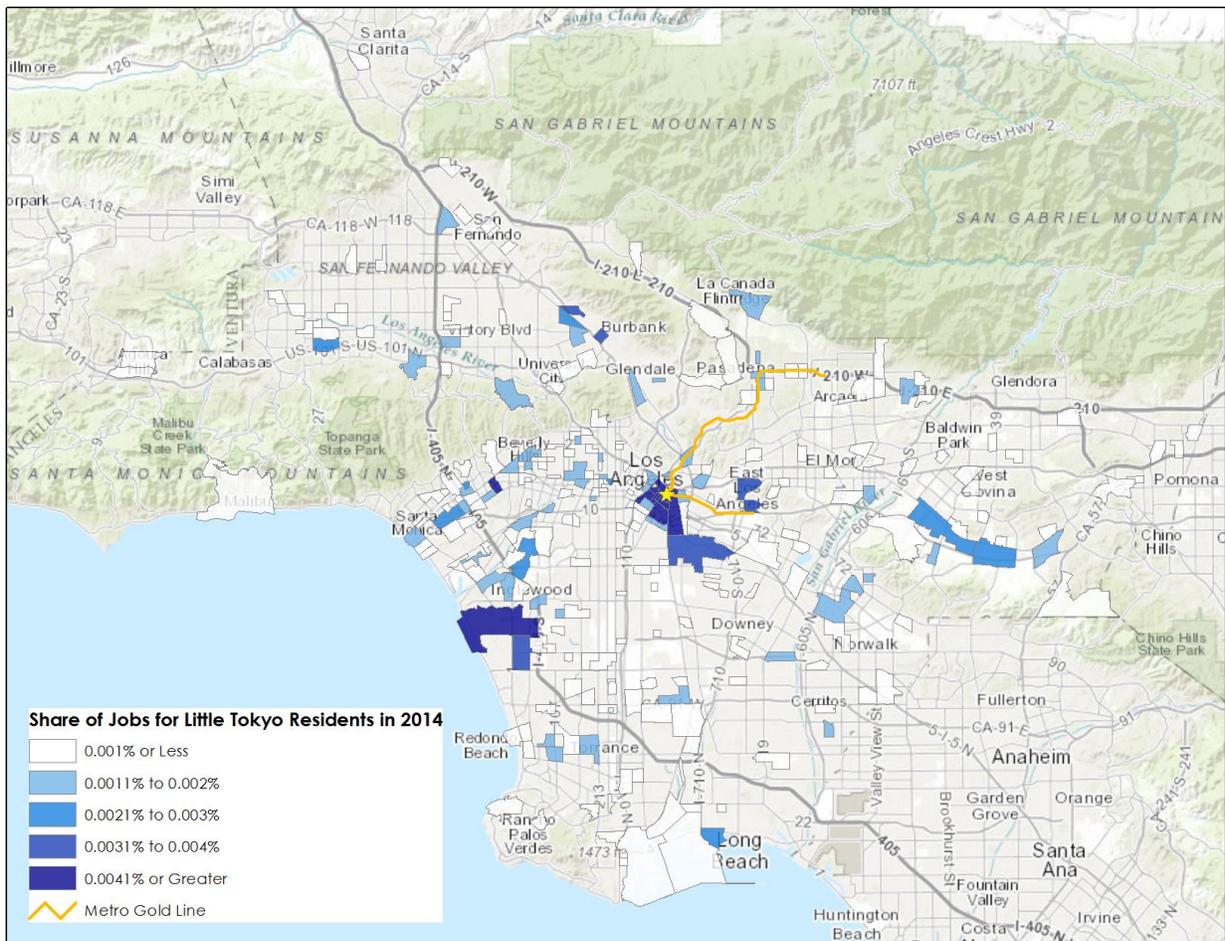
**[Figure XXIII] Number of Jobs for Little Tokyo Proper Residents by Industry over Time**



Source: Longitudinal Employer-Household Dynamics

While Map 6 shows that many Little Tokyo proper's residents work in areas close to where they live, a significant proportion work near El Segundo. Another large portion of them work in Downtown Los Angeles. The reason that many of the employed residents of Little Tokyo proper work in the Downtown area may be that many households in the general Little Tokyo area do not have a vehicle (Figure XXXI). Still, some residents work in areas that are nearly an hour commute from Little Tokyo.

*Map 6. Places of Work for Little Tokyo Proper's Residents (2014)*



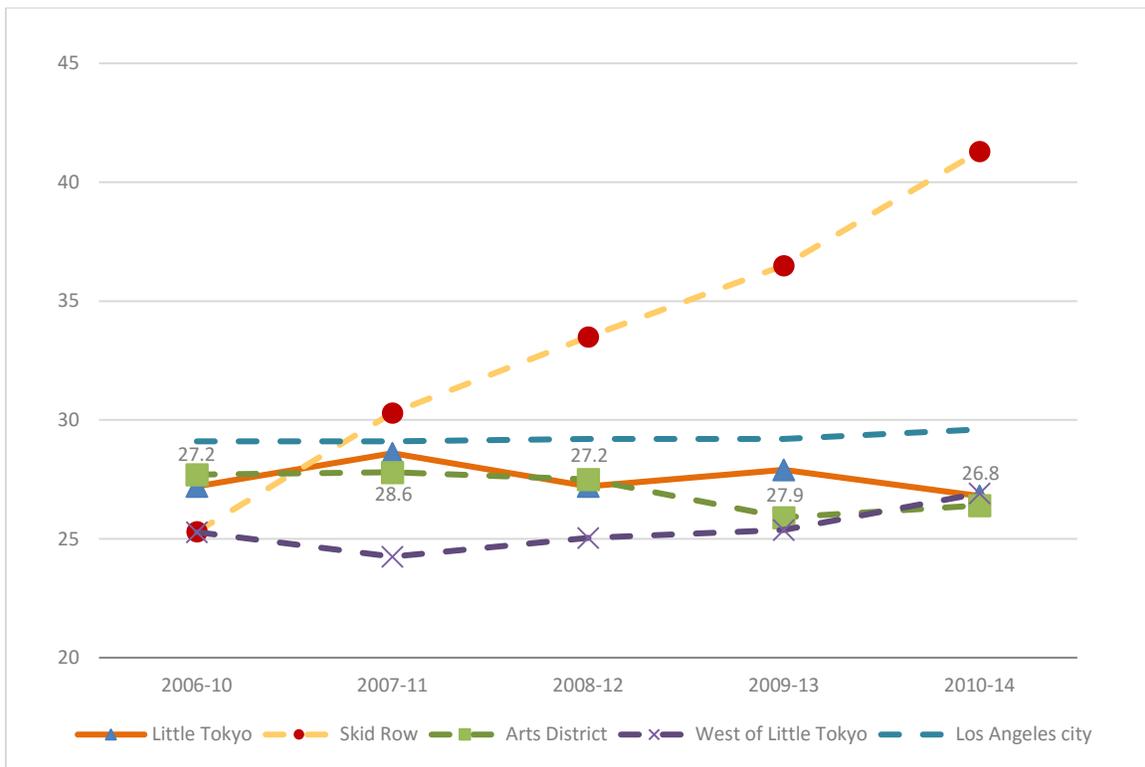
Source: Longitudinal Employer-Household Dynamics

## □ Transportation

This section examines transportation modes and resources using ACS data. Little Tokyo's ready access to public transportation and its demographic profile shape residents' transportation decisions. Considering that many residents live alone and more than 44 percent of the population is over 55-years old, transportation needs and use differ from areas with relatively younger populations and more families.

**Average Work Commute Time** The average time to work for workers in Little Tokyo above age 16 is about 27 minutes. This number has not changed over time and is slightly below the average for the city of Los Angeles. While the average time to work in the four study areas is between 25 and 30 minutes, there has been a noticeable increase in the average commute time for workers in Skid Row. However, only a few Skid Row residents participate in the labor force (Figure XIX), thereby subjecting average values over time to more volatility.

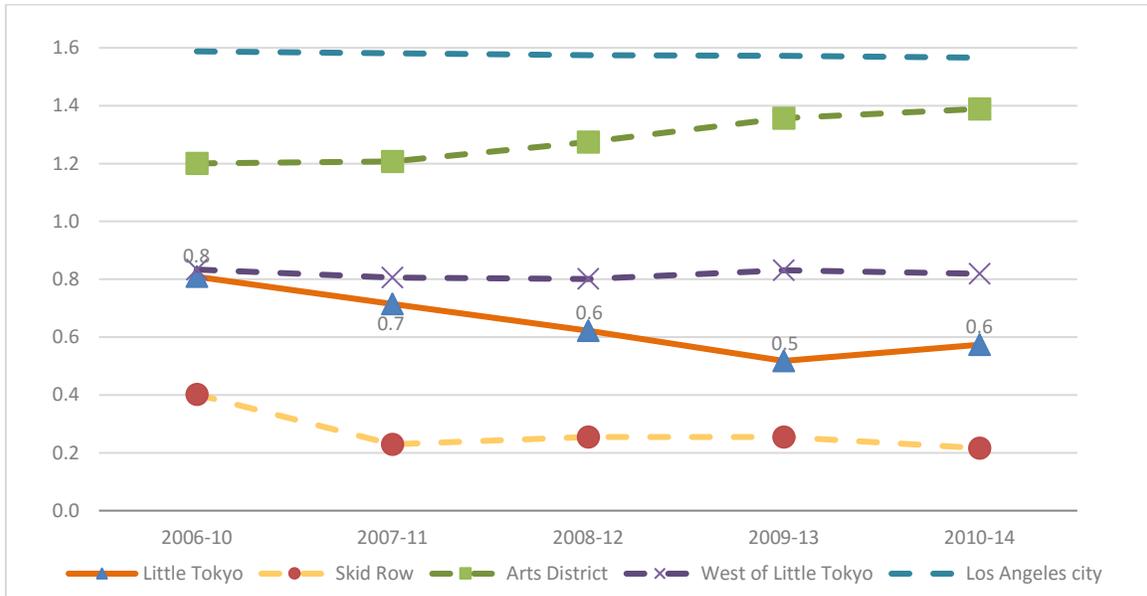
**[Figure XXIX] Average Work Commute Time (Minutes)**



Source: American Community Survey

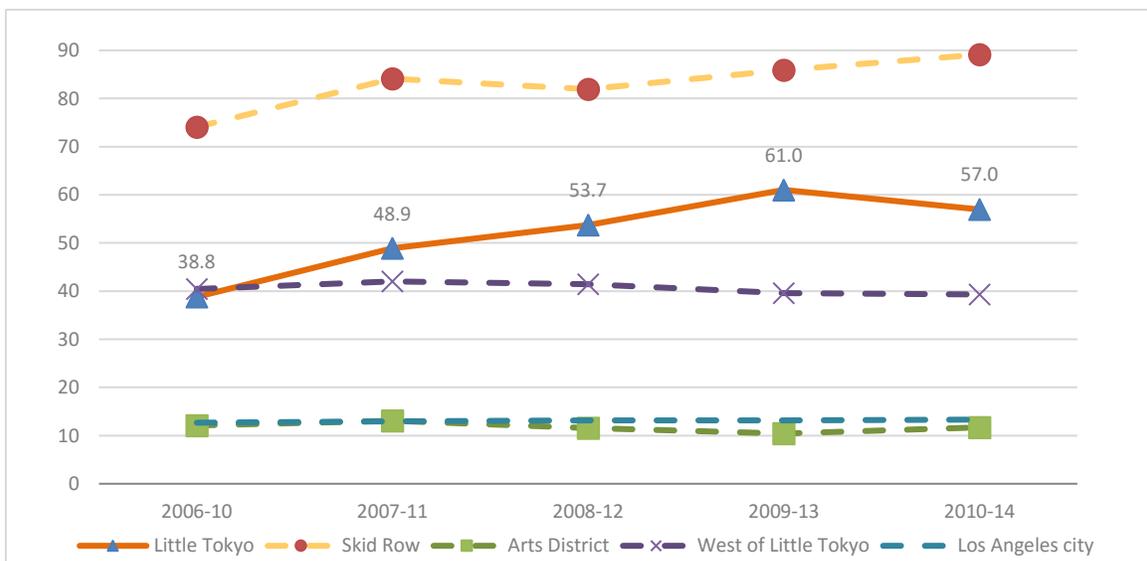
**Vehicles per Household** In Little Tokyo, the average number of vehicles per household has increased over time but remains less than one, while the citywide average is about 1.6. Only in the Arts District, where median income has gone up (Figure XVIII), has the average number of vehicle also increased. The average in the other areas decreased or remained stable over time. During the five periods, the share of households with no vehicles increased in Little Tokyo (Figure XXXI), which is in line with the decrease in average number of vehicles per household. In ACS 2010-14, 57 percent of households in Little Tokyo did not own a vehicle.

**[Figure XXX] Vehicles per Household**



Source: American Community Survey

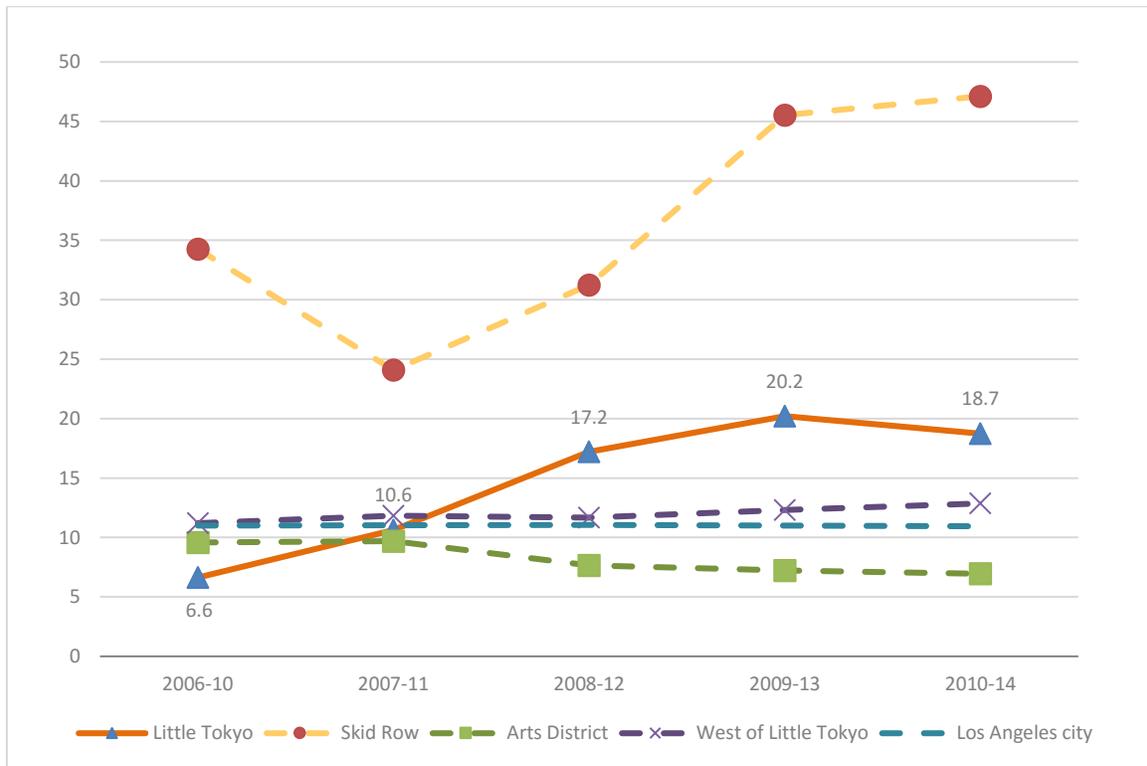
**[Figure XXXI] Households with No Vehicle (%)**



Source: American Community Survey

*Taking Public Transit to Work* As more than half of Little Tokyo residents do not own a vehicle, many workers in the area must use other modes of transportation to get to work. Figure XXXII shows the percentage of workers over 16 who commute to work via public transit. As expected, the share of public transit users is higher than in the Arts District, West of Little Tokyo and the city of Los Angeles. Furthermore, the increase in the share of public transit users in Little Tokyo is in line with the increase in the share of households without a vehicle.<sup>19</sup>

**[Figure XXXII] Workers Who Take Transit to Work (%)**



Source: American Community Survey

<sup>19</sup> The reason that the share of workers using public transit to work is significantly lower than the share of households without vehicles is related to the fact that only one-third of the people over age 16 are in the labor force. Also, although not shown in the ACS data, some workers living in Little Tokyo may choose to walk or bike to jobs, as some live close to where they work.

## □ Public Safety

The crime rate is relatively high in Downtown Los Angeles and has increased in recent years.<sup>20</sup> Crime is a major threat not only to resident well-being, but also to small businesses, which are especially impacted.<sup>21</sup> As Little Tokyo's economy is predominantly supported by apartment buildings and small businesses described in the analysis of the LODES data, high crime in the area is a cause for great concern. This section presents crime rate trends.<sup>22</sup>

This study focuses on Part I crimes instead of all reported crimes. This excludes crimes such as fraud, counterfeiting, or contempt of court. Part II crimes are less visible and likely do not affect the perception of a neighborhood's public safety. Part I crimes are those that are "serious" and "occur with regularity in all areas of the country, and are likely to be reported to [the] police."<sup>23</sup> These typically include criminal homicide, forcible rape, aggravated assault, burglaries, shots fired, and theft. The following analysis looks at Part I violent crimes and Part I property crimes separately at the Little Tokyo proper and Skid Row proper boundaries in order to demonstrate their individual effect on the neighborhood's safety.

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<sup>20</sup> LA Times (2015). Dramatic Rise in Crime Cast a Shadow on Downtown L.A.'s Gentrification.

<http://www.latimes.com/local/crime/la-me-lapd-central-20150902-story.html>

<sup>21</sup> Bressler, Martin. *The Impact of Crime on Business: A Model for Prevention, Detection & Remedy*. Journal of Management and Marketing Research. July 2009. Web.

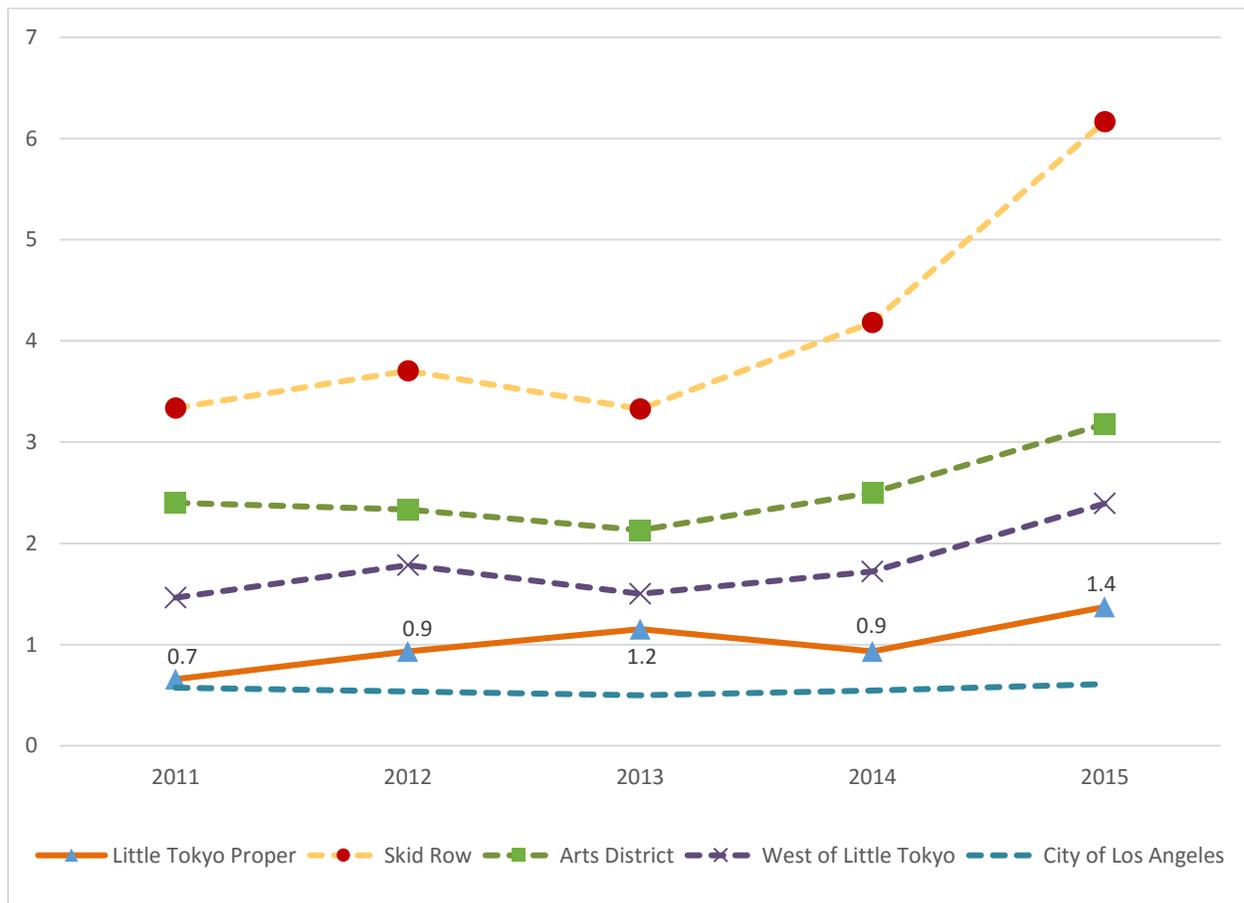
<sup>22</sup> A common metric used to measure the crime rate of a neighborhood is the number of crimes reported to local police departments such as the Los Angeles Police Department (LAPD) or the Los Angeles County Sheriff's Department (LASD). Since both of these departments operate in the Little Tokyo neighborhood, we present the trends in crimes reported to LAPD and LASD combined as a proxy for Little Tokyo's public safety

<sup>23</sup> Federal Bureau of Investigation, Uniform Crime Reporting Statistics

<http://www.ucrdatatool.gov/offenses.cfm>

*Part I Violent Crimes* To provide a detailed analysis of neighborhood violence, we looked specifically at Part I violent crimes per 100 persons reported in the study area.<sup>24</sup> Figure XXXIII illustrates trends in this variable relative to the neighborhoods' population over the five most recent years of available data<sup>25</sup>. Skid Row had the greatest number of Part I violent crimes reported per 100 persons between 2011 and 2015. Little Tokyo proper experiences the fewest Part I violent crimes out of the neighborhoods within the study area. However, its general upward trend is consistent with these other neighborhoods, which is a departure to the trend for the city as a whole. This suggests that violent crime in Los Angeles has become increasingly concentrated in Little Tokyo proper and its surroundings.

**[Figure XXXIII] Part I Violent Crimes Reported per 100 Persons**



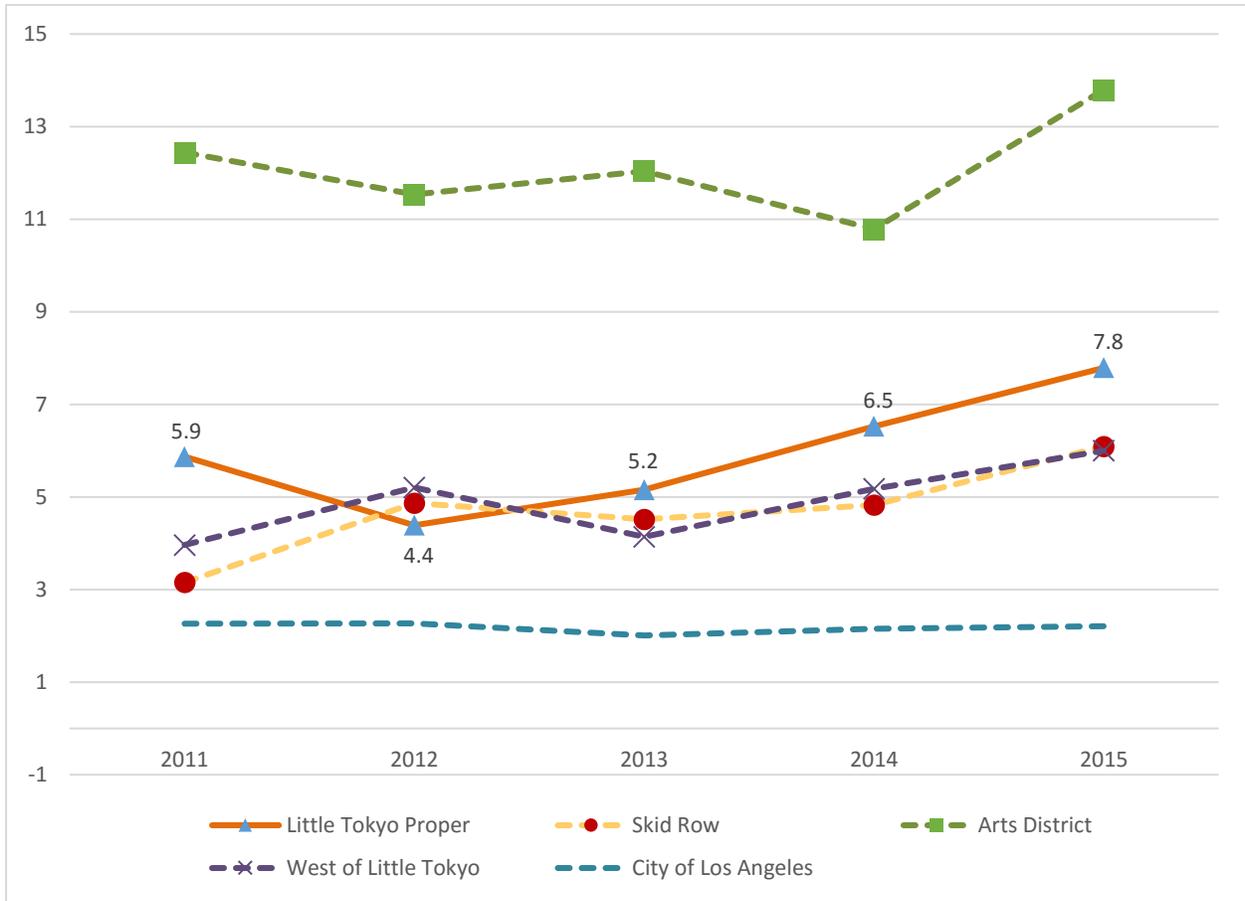
Source: LAPD

<sup>24</sup> Selections from the LAPD reports were based on LAPD Part 1 Violent crime classifications.

<sup>25</sup> Because the Little Tokyo proper's boundaries are not nested within 2010 census tracts, the 2010 decennial census population from the block level was used for all years. This necessarily makes the assumption that the population size did not change from year to year. However, ACS data shows that this was not the case.

*Part I Property Crimes* The general upward trend in violent crimes is matched in the overall increase in the study area's property crimes per 100 persons. Annually, from 2011 to 2015 there were around four or five times as many property crimes in Little Tokyo proper as there were violent crimes. While the citywide trend remained stable, the study area neighborhoods all experienced increases in property crimes over the past few years. This suggests that property crimes, like violent crimes, have become increasingly concentrated downtown.

**[Figure XXXIV] Part I Property Crimes Reported per 100 Persons**



Source: LAPD

## Concluding Comments

Little Tokyo is experiencing significant demographic changes which affect the cultural identity of the neighborhood. The population has increased substantially over the past 30 years. The population is also aging and many residents live alone. In recent years, Little Tokyo's residents have been predominantly Asian or Black, with an increasing share of Asians and a decreasing share of Blacks. Linguistic isolation is high and is concentrated among Asian immigrants.

The neighborhood is also undergoing many housing and sociodemographic changes that are affecting neighborhood affordability. The homeownership rate in the neighborhood is low, but a concentration of affordable housing in the area has contributed to relatively stable rents. While the amount of money that residents spend on rent may seem stable, an increasing number of households are considered rent-burdened. This is likely related to the relatively low incomes of residents in Little Tokyo. The median household income has dropped over the past decade. Additionally, only one third of the working age individuals are in the labor force, and unemployment remains a persistent problem.

Over the past decade, Little Tokyo has experienced an increase of jobs in Accommodation and Food Services industry as well as Health Care and Social Assistance industry. Retail and Whole Sales remain a prominent industry in the area. While most of the jobs in Little Tokyo are filled by residents living outside of Little Tokyo, the majority of Little Tokyo residents work close to Little Tokyo as many of them do not own a car. One fifth of Little Tokyo workers use public transportation for commuting. While the crime rate has increased in recent years, crime rates in Little Tokyo remain relatively lower than the surrounding areas.

The increases in the number of jobs, workers and property investments suggest that there is the potential for an increase in opportunities for the community. As Little Tokyo continues to grow, the key challenge is to ensure that residents share in the community's economic success and participate in the future success of the neighborhood.

Appendix

Table A1. List of Variables

<b>Variables</b>	<b>Years</b>	<b>Data Sources</b>
<b>Demographics</b>		
Population	Decennial Census 1990-2010	Census & American Community Survey
Age Distribution	Decennial Census 1990-2010	Census & American Community Survey
Race & Ethnicity	Decennial Census 1990-2010	Census & American Community Survey
Household Type	Decennial Census 1990-2010	Census & American Community Survey
Average Household Size	Decennial Census 1990-2010	Census & American Community Survey
Marital Status	Decennial Census 1990, 2000 & ACS 0812	American Community Survey
% Immigrants	Decennial Census 1990, 2000 & ACS 0812	American Community Survey
Linguistic Isolation	Decennial Census 1990, 2000 & ACS 0812	American Community Survey
% College Graduate (Age 25+)	Decennial Census 1990, 2000 & ACS 0812	Census & American Community Survey
% High School Drop Out (Age 25+)	Decennial Census 1990, 2000 & ACS 0812	Census & American Community Survey
<b>Housing</b>		
<i>Household</i>		
Homeownership Rate	ACS 0610-1014	Census & American Community Survey
Residential Vacancy Rate	ACS 0610-1014	Census & American Community Survey
Rent Burden	ACS 0610-1014	Census & American Community Survey
Residential rent	ACS 0610-1014	Census & American Community Survey
Overcrowding	ACS 0610-1014	Census & American Community Survey
<i>Subsidized Housing</i>		
% Housing Choice Voucher	2013	Department of Housing & Urban Development

% Public Housing	2013	& National Housing Preservation Database Department of Housing & Urban Development & National Housing Preservation Database
LIHTC	2013	Department of Housing & Urban Development & National Housing Preservation Database
<b><i>Property Investment Activity</i></b>		
Number of Permits	2000-2013Q1	Los Angeles Department of Building and Safety
Type of Permit	2000-2013Q1	Los Angeles Department of Building and Safety
Valuation of Work with Permit	2000-2013Q1	Los Angeles Department of Building and Safety
<b><i>Property Sales</i></b>		
Number of Sales	2000-2014	CoreLogic
Average Sales Prices	2000-2014	CoreLogic
Building Use	2000-2014	CoreLogic
<b>Employment &amp; Income</b>		
Median Income	ACS 0610-1014	Census & American Community Survey
Individuals Below 200% Poverty Line	ACS 0610-1014	Census & American Community Survey
Unemployment Rate	ACS 0610-1014	Census & American Community Survey
Labor Participation Rate	ACS 0610-1014	Census & American Community Survey
Jobs and Industries	2002-2014	LEHD Origin-Destination Employment Statistics
<b>Transportation</b>		
# Vehicles per Households	ACS 0610-1014	Census & American Community Survey
% Households with No Vehicles	ACS 0610-1014	Census & American Community Survey
% of Transit Riders	ACS 0610-1014	Census & American Community Survey
Average Time to work	ACS 0610-1014	Census & American Community Survey
<b>Public Safety</b>		

Violent Crime	2011-2015	Local Policy Department
Property Crime	2011-2015	Local Policy Department

Table A2. Real Estate Property Sales by Building Use in 2012

<b>Row Labels</b>	<b>Average Sale Price</b>	<b>Number of Transactions</b>
<b>Little Tokyo</b>	<b>\$295,000</b>	<b>4</b>
Commercial	N/A	-
Condo	\$295,000	4
Industrial	N/A	-
Residential	N/A	-
<b>Skid Row</b>	<b>\$973,609</b>	<b>10</b>
Commercial	\$373,333	3
Condo	\$317,500	2
Industrial	\$1,596,218	5
Residential	N/A	-
<b>Arts District</b>	<b>\$1,100,033</b>	<b>58</b>
Commercial	N/A	-
Condo	\$382,176	42
Industrial	\$3,916,789	8
Residential	\$2,052,029	8
<b>West of Little Tokyo</b>	<b>\$538,712</b>	<b>176</b>
Commercial	\$5,749,072	7
Condo	\$322,898	169
Industrial	N/A	-
Residential	N/A	-
<b>Los Angeles</b>	<b>\$456,921</b>	<b>110,295</b>
Commercial	\$1,835,424	1,026
Condo	\$305,224	22,612
Industrial	\$1,697,012	235
Residential	\$476,874	86,422

Source: CoreLogic

Table A3. Building Permits Issued in 2015

2015	Average Valuation	# of Permits Issued
<b>Little Tokyo</b>	<b>\$133,612</b>	<b>61</b>
1- or 2-Family Dwelling	N/A	-
Apartment	\$68,875	8
Commercial	\$164,384	46
Offsite	N/A	-
Onsite	\$5,377	7
<b>Skid Row</b>	<b>\$172,444</b>	<b>9</b>
1- or 2-Family Dwelling	N/A	-
Apartment	\$350,000	3
Commercial	\$83,667	6
Offsite	N/A	-
Onsite	N/A	-
<b>Arts District</b>	<b>\$1,215,124</b>	<b>183</b>
1- or 2-Family Dwelling	\$400	1
Apartment	\$2,666,458	24
Commercial	\$1,106,890	143
Offsite	N/A	-
Onsite	\$5,800	15
<b>West of Little Tokyo</b>	<b>\$491,420</b>	<b>346</b>
1- or 2-Family Dwelling	N/A	-
Apartment	\$960,022	29
Commercial	\$483,364	294
Offsite	N/A	-
Onsite	\$3,546	23
<b>Los Angeles</b>	<b>\$187,686</b>	<b>51,736</b>
1- or 2-Family Dwelling	\$56,294	34,573
Apartment	\$522,341	5,890
Commercial	\$509,358	9,178
Offsite	\$1,906	67
Onsite	\$6,056	2,028

Source: Los Angeles Department of Building and Safety

Table A4. LIHTC Developments in Little Tokyo Proper

<b>Development</b>	<b>Address</b>	<b>Company</b>	<b>Total Units</b>	<b>Low-Income Units</b>
Casa Heiwa	231 E Third St	Little Tokyo Service Center	100	99
Far East Building	349 E First St	Little Tokyo Service Center	16	15
San Pedro Firm Building	112 Judge John Aiso St	Little Tokyo Service Center	42	42
Little Tokyo Development	375 E Second St	Related California	128	26
San Pedro Apartments	235 S San Pedro St	Related California	230	46

Source: HUD



# USC Price

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