

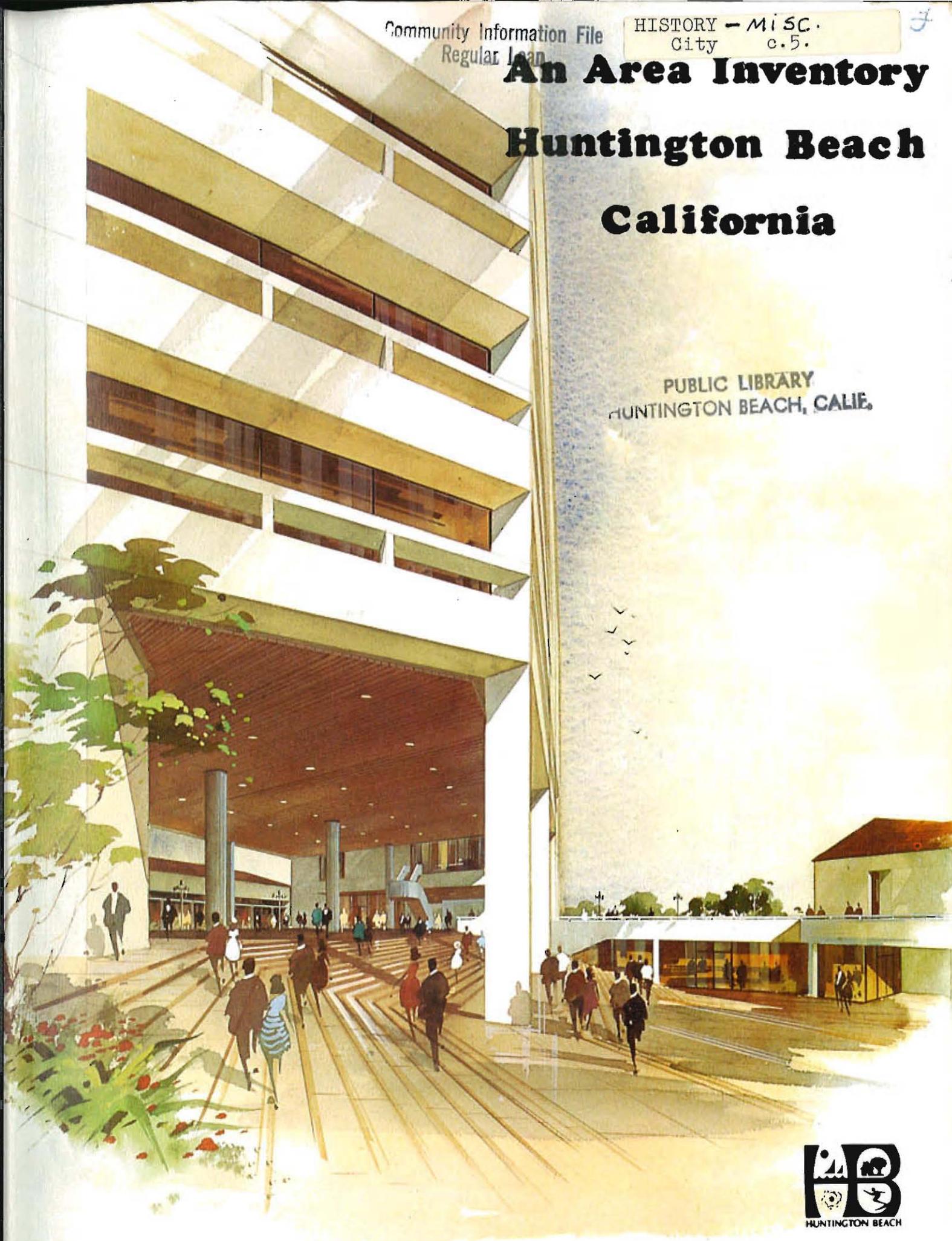
Community Information File  
Regular Loan

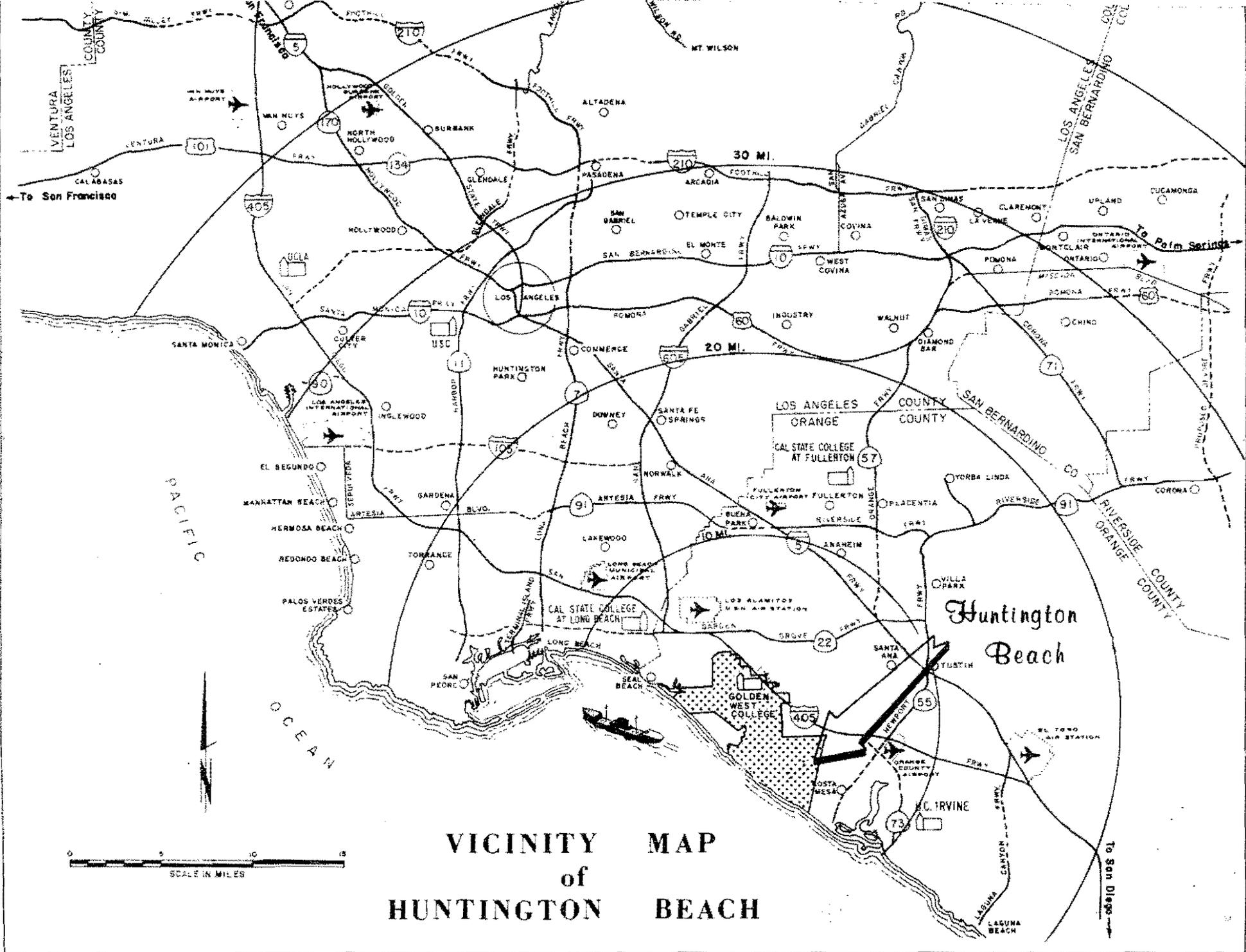
HISTORY - MISC.  
City c.5.

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# An Area Inventory Huntington Beach California

PUBLIC LIBRARY  
HUNTINGTON BEACH, CALIF.





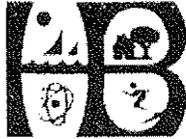
VICINITY MAP  
of  
HUNTINGTON BEACH



THE CITY OF HUNTINGTON BEACH, CALIFORNIA

CITY COUNCIL

Mayor . . . . .	Norma Brandel Gibbs
Mayor Pro-Tempore . . . . .	Harriett Wieder
Councilmen . . . . .	Ted W. Bartlett
	Alvin M. Coen
	Henry H. Duke
	Jerry A. Matney
	Donald D. Shipley



CITY ADMINISTRATOR

David D. Rowlands

Executive Assistant . . . . .	Floyd G. Belsito
Civil Defense . . . . .	Wilbur J. Lage
Economic Development . . . . .	William J. Back
Public Information . . . . .	William R. Reed

DEPARTMENTS

Elected:

Attorney . . . . .	Don P. Bonfa
Clerk . . . . .	Alicia Wentworth
Treasurer . . . . .	Warren G. Hall

Appointive:

Building and Community Development . . . . .	John F. Behrens
Finance . . . . .	Frank B. Arguello
Fire . . . . .	Raymond C. Picard
Harbors & Beaches . . . . .	Vincent G. Moorhouse
Library . . . . .	Walter W. Johnson
Personnel . . . . .	Edward H. Thompson
Planning and Environmental Resources . . . . .	Richard A. Harlow
Police . . . . .	Earle W. Robitaille
Public Works . . . . .	H. E. Hartge
Recreation & Parks . . . . .	Norman L. Worthy

In the interest of more democratic government, your City Council invites your presence at Council Meetings.

**COUNCIL MEETINGS:** First and third Monday of each month at 7 p.m. in Council Chambers, Civic Center, 2000 Main Street.

**PLANNING COMMISSION:** First and third Tuesday of each month at 7 p.m., Civic Center.

**HUNTINGTON BEACH** is governed by a seven-member council, elected at large to serve four year terms. The Council adopts laws, sets standards, levies taxes, directs expenditures, approves contracts and determines municipal policy.

**TO ASSIST** the council in forming policy, the Planning Commission, Recreation and Parks Commission, Library Board, Design Review Board, Personnel Board, Environmental Council, Allied Arts Commission, and other specialized boards and commissions make recommendations to the council on matters within those fields.

**CITY ADMINISTRATOR** carries out the council's plans and orders by coordinating the work of all the city's departments, applying council's policies, expends authorized funds and recommends to the council.

**CITY CLERK** is the council's recording secretary and prepares the council agenda. Residents wishing to bring specific matters to the attention of the council may contact the clerk's office at least one week in advance of meetings.

**PUBLIC INFORMATION OFFICE** has a special telephone number, 536-5511, to aid citizens in getting information on their city government and to assist in obtaining services of various kinds. Call 536-5511.

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## LOCATION

Huntington Beach, at an elevation of 40.36 feet, is located along the southern coastal region of Orange County, just south of the Los Angeles County line. Encompassing a land area of 27.74 square miles, the City of Huntington Beach is 35 freeway miles southeast of central Los Angeles, 435 miles southeast of San Francisco and 90 miles northwest of San Diego. The city is served along its northern line by the San Diego Freeway (Interstate 405); the Pacific Coast Highway, which parallels it 8.5 mile Pacific Ocean front, on the south and the main artery north-south – Beach Boulevard, the most heavily travelled non-freeway in Orange County.

## CLIMATE

The advantageous coastal location provides Huntington Beach with a year-round pleasant climate. Winters are mild with some rain, and summers are cool and dry. The prevailing westerly and southwesterly winds from the Pacific Ocean, with a mean hourly speed of 10 to 15 miles per hour, help maintain pleasant, smog-free all year long. The Statewide Air Pollution Center at University of California, Riverside campus, has produced computer maps which show smog levels in a four county area (see Table of Contents). They bear out the helpful influence of the offshore winds on the coastal areas.

### Huntington Beach climatic conditions

Period	Average temperature	Rain (inches)	Average humidity
January	52.3	2.29	55
April	60.6	.86	62
July	69.4	.02	71
October	64.5	.39	69
Year	61.7	11.76	65

Source: U.S. Department of Commerce Weather Bureau/State Climatologist

## HISTORY

Huntington Beach is situated on a portion of the Spanish land grant known as Las Bolsas (The pockets). The early settlers used the broad savannah areas for grazing. Able Sterns became the Las Bolsas owner in the early 1880's. The area changed gradually to an agricultural one (many agricultural acres still exist here today, starting with the barley farms of Colonel Bob Northam.

Known as Shell Beach until 1901, the small town became Pacific City when P.A. Stanton purchased 40 acres, formed a syndicate and subdivided 20 acres on each side of Main Street. Stanton's dream was to create a west coast resort, rivaling New Jersey's Atlantic City.

In 1902 Stanton sold his interest to a group of Los Angeles businessmen, who formed the Huntington Beach Company which still owns much land in the city – it is now one of the Standard Oil of California Companies.

On June 17, 1904, when Henry F. Huntington extended his Pacific Electric Railroad down the coast from Los Angeles to terminate in the city, (32.46 miles) the name changed to Huntington Beach in honor of the "Red Car's" creator. A branch line ran 2.84 miles inland to service the three sugar beet mills that opened in 1911 and the growing oil production industry which started May 24, 1920 by the Standard Oil Company. Both lines carried passengers and freight since the Pacific Coast Highway was not yet created.

With a total population of 915 the town of Huntington Beach was incorporated on February 17, 1909 – the 6th city formed in Orange County.

## GENERAL ECONOMY

### THE HUNTINGTON BEACH MARKET AREA

The 1974 "Focus on Orange County" publication by the Bank of America has listed four major market areas for Orange County; namely; The Anaheim, The Huntington Beach, The Santa Ana and the San Clemente.

Included in the Huntington Beach market area, besides the city of Huntington Beach itself, are the thriving north coastal cities of Costa Mesa, Fountain Valley, Irvine, Newport Beach, Seal Beach and Westminster. Here are some statistics and projections concerning this seven city area:

- a. Largest in size of the four market areas in Orange County.
- b. 1960 population - 110,418 - 15.7% of total Orange County.
- c. 1970 population - 350,194 - grew 12.4% annually in 10 years.
- d. By 1980 market area expected to be 636,565 - County's largest.
- e. By 1985 market area expected to be 750,218 - 32.5% of whole County.
- f. Manufacturing employment expected to rise to 48,754 by 1985 from 1967 high of 20,850, despite steady diminishing aerospace employment between 1967 and 1972.
- g. By 1985 the trade sector is expected to become the largest employer in the market area - 51,286 persons or 24.3 of total.
- h. Construction employment will expand its 1970 figure of 5,350 to a total of 13,930 by 1985.
- i. Growth continues in building permit issuance after 1975, according to the U.S. Bureau of the Census.
- j. The gradual decline of mining employment in the Huntington Beach market area will continue through 1985.
- k. Agricultural employment will increase through 1980 and then decline.
- l. By 1985 the city of Huntington Beach will be the market area leader in median family income - \$35,167, about \$8,000 above the Orange County median. Newport Beach will follow closely with \$34,990 in 1985. Current (1975) Huntington Beach median family income is listed at \$18,476.

### POPULATION

The U.S. Census (4/70) showed the city of Huntington Beach grew from the 1960 official count of 11,492 to 115,960 - 907% - the fastest growing city in the nation during the decade of the '60's.

Bank of America's "Focus" forecasts a total population of 167,806 in 1975, some 238,074 persons by 1980 and 278,683 by 1985. The city's Planning Department shows slightly more conservative increases. If these predictions hold true, based on availability of land and a general movement of people to the smog-free coastline, the city will go from the third largest city in Orange County to first spot in the next ten years. This conceivably could put the Beach city within the top 75 cities of the U.S., population-wise.

Additionally, when Signal Land develops their marina community of some 1,100 acres, now an unincorporated area along the north beach, it is expected to add some 25,000 persons over the next 10 years of development. This area is projected to be annexed into the city of Huntington Beach, which surrounds it.

### INCOME

The record of the city's median family income for the last three decades, with current and future estimates, is detailed below:

<u>1950</u>	<u>1960</u>	<u>1970†</u>	<u>1975*</u>	<u>1980*</u>	<u>1985*</u>
\$3,222	\$6,050	\$12,930	\$18,476	\$26,279	\$35,167

\* Forecasts by Bank of America

† Huntington Beach had the sixth highest median family income in the U.S. for cities over 100,000.

## HOUSING & HOUSING AVAILABILITY

Since January 1966, one hundred sixty-two single family subdivisions, involving 12,107 lots on 2,592 acres, grew out of the former agricultural plain. Currently 125 out of the 162 subdivisions are completely sold out.

The Huntington Beach Planning Department estimated, as of 4/74 that there were 32,128 single family units in the city, including condominiums; 17,250 multi-units and 3,151 mobile homes. Since that date 1,236 more new single and condos were sold by 12/31/74. According to First American Title Company's "Facts", there have been 10,504 new single family home sales recorded in Huntington Beach from January 1966 through December 1974. As to condominiums - out of 1,630 units completed between 4/71 and 12/74 a total of 1,450 were sold by 12/31/74.

Along with the increase in land costs, materials and labor prices for single family units (both detached and condo) now start at the \$46,000 level for a 3 - 5 bedroom home and range to over \$200,000 in the marina community of Huntington Harbour. Resales continue strong with a price range similar to new construction with an annual appreciation factor of about 15%. Apartments range upward from \$175 per month, inland, to \$210 per month, near the beach. (For other details see "Building Activity" page that follows). \*Source: First American Title Company - "FACTS".

## BUILDING PERMITS

According to Security Pacific Bank's "Construction Trends" Huntington Beach was fifth in California during 1974; both in number of single dwellings authorized and in dollar valuation (down 36.5% from 1973) and eighth in California in total residential valuation (off 35.2% from 1973).

A six year building permit comparison chart (1969 through 1974) follows from the Huntington Beach Building Department. It shows a total valuation of \$466,260,000 for all permits during the six year period. Within this time frame Huntington Beach was the first Orange County city to twice surpass the \$100 million mark in annual total valuation of building permits, during 1969 and 1972.

## RETAIL SALES

Since the city's population grew 907% from 1960 to 1970 it was apparent that there would be opportunities for new merchants to provide the needed goods and services. 1,057 new sales outlets have opened since 1968 and the total annual sale package moved from \$116 million dollars in 1968 to over \$320 million in 1974. The average annual sales per outlet, for all stores also rose from \$116,100 per unit to \$154,900, despite a more than doubling in the number of sales outlets reporting to the Board of Equalization from this city. The city encourages this commercial activity through its Economic Development Department which prepares quarterly sales comparison reports on all leading Orange County cities.

The State of California returns to the city one cent on every dollar spent locally. Thus, in the past six years there has been an increase in returns from the State to the local taxpayer of almost two and a quarter million dollars - it does pay to shop in Huntington Beach!

NOTE: A six year sales trend record, covering the years 1969 through 1974, by quarters, follows this section - all 14 sales categories, as designated by the State, are detailed. A semi-annual Top 10 Cities in Orange County Sales Comparison by sales category is issued by the Economic Development Department. Call (714) 536-5250.

**HUNTINGTON BEACH BUILDING ACTIVITY  
BUILDING PERMITS - A SIX YEAR COMPARISON - 1969 - 1974**

YEAR - (No. Units) \$ Valuation	SINGLE FAMILY DWELLING	MULTI FAMILY UNITS	COMMERCIAL & MFG.	MISC. - POOLS FENCES, ETC	TOTALS
1974 - (No. Units) \$ Valuation	(1,185) \$ 27,604,270	(733) \$ 11,380,386	(293) \$ 11,288,479	(1,002) \$ 6,099,418	(3,213) \$ 56,372,553
1973 - (No. Units) \$ Valuation	(1,834) \$ 47,677,355	(1,099) \$ 15,293,542	(165) \$ 12,377,360	(2,395) \$ 4,295,799	(5,493) \$ 79,644,056
1972 - (No. Units) \$ Valuation	(2,196) \$ 59,180,284	(1,497) \$ 18,884,894	(152) \$ 17,948,345	(3,285) \$ 12,424,239 X	(7,130) \$108,437,762 *
1971 - (No. Units) \$ Valuation	(1,483) \$ 36,363,457	(2,347) \$ 27,509,703	(149) \$ 4,017,871	(1,715) \$ 6,399,740	(5,694) 74,290,711
1970 - (No. Units) \$ Valuation	( 696) \$ 19,200,109	(1,463) \$ 15,284,957	( 122) \$ 5,559,137	(1,381) \$ 6,697,536	(3,662) \$ 46,741,739
1969 - (No. Units) \$ Valuation	(1,894) \$ 45,281,046	(3,107) \$ 37,715,970	( 66) \$ 6,045,435	(1,098) \$ 11,731,137	(6,165) \$100,773,588 **
<b>TOTALS</b>	(9,288) \$235,306,521	(10,246) \$126,069,452	(947) \$ 57,236,627	(10,876) \$ 47,647,869	(31,357) \$466,260,469

\* New Orange County record high - \*\* Previous County record high

X Included \$2,757,000 New Library

Source: Huntington Beach Building Department

**HUNTINGTON BEACH RESIDENTIAL SUBDIVISION & CONDOMINIUM ACTIVITY  
(A Comparison 1969 - 1974)**

Month	NUMBER OF SINGLE FAMILY RESIDENTIAL SALES						TRACT RECORD (12/68 - 12/74)						
	1969	1970	1971	1972	1973	1974	'68	'70	'71	'72	'73	'74	
January	134	92	80	137	201	158							
February	99	44	40	49	96	36	Tracts Recorded	24	80	103	126	154	162
March	90	81	36	45	51	46	Tracts Sold Out	17	46	59	82	103	125
April	83	177	65	62	87	51	Tracts in Operation	47	34	44	44	51	37
May	75	99	51	21	122	111	Developers Operating	28	15	15	20	25	20
June	67	85	65	43	173	124	Completed Homes						
July	247	109	115	124	177	69	Available for Sale	376	451	134	179	146	275
August	102	125	125	104	183	112							
September	111	109	208	178	229	43							
October	108	109	173	79	225	)	LOTS & ACREAGE USED						
November	121	110	114	74	163	405	1974	Lots	Acres	Units/Acres			
December	91	88	159	174	69	)	1973	414	95.64	4.33			
<b>TOTALS</b>	<b>1,328</b>	<b>1,228</b>	<b>1,231</b>	<b>1,090</b>	<b>1,776</b>	<b>1,155</b>	1972	2,174	463.95	4.69			
(Total Recorded Single Family Home Sales -- 10,504 - 4/66 thru 12/74)							1971	1,642	363.53	4.52			
							1970	1,331	277.70	4.79			
							1969	410	95.54	4.29			
							1968	890	189.60	4.09			
							1967	762	158.48	4.81			
								597	104.82	5.70			
<b>CONDOMINIUM ACTIVITY - 4/71 THRU 12/74</b>								7,716	1,653.64				

2,249 UNITS were approved on 414 LOTS. Out of the 1,630 Units COMPLETED during the four year period 1,450 were reported SOLD by 12/31/74.

FROM: ECONOMIC DEVELOPMENT DEPARTMENT  
CITY OF HUNTINGTON BEACH

**POPULATION MOVEMENT**

160,000 - 1/75	137,000 - 2/72
153,000 - 11/73	115,960 - 4/70
146,000 - 11/72	11,492 - 4/60

SOURCE: FIRST AMERICAN TITLE "FACTS"

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## HUNTINGTON BEACH, CALIFORNIA — SALES TRENDS

(Years 1969 thru 1974)

In Thousands of Dollars

OUTLETS	YEAR	1st Q	2nd Q	3rd Q	4th Q	TOTALS	No. Units	Av. Per Unit
APPAREL STORES	1974	\$3,172	\$4,159	\$3,866	\$4,120	\$15,317	68	\$225.3
	1973	3,128	4,193	4,022	5,170	16,513	66	250.2
	1972	2,881	3,432	3,660	5,029	15,002	69	217.4
	1971	2,612	3,163	3,393	4,535	13,703	61	226.6
	1970	2,335	2,729	2,971	3,925	11,960	64	186.9
	1969	1,925	2,472	2,968	4,113	11,478	60	191.3
GENERAL MERCHANDISE STORES	1974	11,606	13,969	13,485	17,821	56,881	25	2,275.2
	1973	10,728	12,992	13,025	19,101	55,836	28	1,994.1
	1972	8,425	10,634	11,689	17,637	48,385	26	1,861.0
	1971	5,885	10,870	9,801	14,783	41,339	23	1,797.3
	1970	6,556	7,582	7,837	12,981	34,956	22	1,588.9
	1969	5,147	6,238	6,802	10,092	28,279	17	1,664.5
DRUG STORES	1974	1,954	2,220	2,135	2,628	8,937	19	470.4
	1973	1,839	2,090	1,971	2,498	8,398	18	466.6
	1972	1,758	1,912	1,892	2,317	7,879	17	463.5
	1971	1,706	1,889	1,781	2,430	7,806	18	433.7
	1970	1,623	1,782	1,777	2,231	7,413	19	390.2
	1969	1,419	1,558	1,619	2,114	6,710	16	419.4
FOOD STORES	1974	5,505	5,857	7,357	6,499	26,218	54	485.5
	1973	4,081	6,094	5,541	5,514	21,230	55	386.0
	1972	4,589	4,884	5,866	4,742	20,081	60	334.7
	1971	3,360	4,322	4,239	4,961	16,882	55	306.9
	1970	2,451	3,874	4,529	4,214	15,068	57	264.4
	1969	2,032	3,129	3,237	3,933	12,331	64	228.4
PACKAGED LIQUOR STORES	1974	1,816	1,995	2,070	2,195	8,076	28	288.4
	1973	1,311	1,611	1,711	1,768	6,401	28	228.6
	1972	1,191	1,313	1,595	1,572	5,671	26	218.1
	1971	958	1,100	1,281	1,400	4,739	20	236.9
	1970	825	933	1,074	997	3,829	18	212.7
	1969	788	865	969	999	3,621	17	213.0
EATING & DRINKING PLACES	1974	6,928	8,421	8,350	7,504	31,209	157	198.8
	1973	5,328	6,975	7,315	6,079	25,697	150	171.3
	1972	4,883	5,379	6,037	5,266	21,565	143	150.8
	1971	3,796	4,248	4,943	4,299	17,186	134	129.0
	1970	3,492	4,057	4,102	3,720	15,371	129	119.1
	1969	2,581	3,186	3,224	3,010	12,001	114	105.3
HOME FURNISHINGS & APPLIANCES	1974	5,059	5,444	5,372	4,770	20,645	49	421.3
	1973	5,039	5,203	5,100	5,484	20,826	40	620.7
	1972	5,320	5,532	5,280	5,546	21,678	36	602.2
	1971	4,434	5,186	4,977	6,067	20,664	33	626.2
	1970	4,124	4,276	4,500	4,465	17,365	35	496.1
	1969	1,148	1,160	1,394	2,554	6,256	35	178.7
BLDG. MATERIALS & FARM IMPL.	1974	2,478	3,220	3,136	2,946	11,780	19	620.0
	1973	2,216	2,870	2,850	2,484	10,420	21	496.2
	1972	2,499	2,863	3,000	2,645	11,007	24	458.6
	1971	1,302	1,989	2,178	2,341	7,810	24	325.4
	1970	906	1,384	1,337	1,139	4,766	20	238.3
	1969	458	686	983	997	3,124	17	183.8
AUTO DEALERS & AUTO SUPPLIES	1974	13,999	15,287	16,524	14,290	61,200	43	1,423.3
	1973	15,422	17,221	14,582	13,602	60,827	34	1,789.0
	1972	11,493	13,832	13,724	13,376	52,425	35	1,497.9
	1971	9,272	10,715	11,184	10,033	41,204	31	1,329.2
	1970	7,396	8,426	8,696	8,014	32,498	35	928.5
	1969	8,552	9,438	8,809	7,647	34,446	35	984.2
SERVICE STATIONS	1974	6,145	7,258	7,580	7,421	28,404	87	326.6
	1973	5,083	5,565	5,416	6,874	21,938	92	238.5
	1972	574	586	4,751	5,110	11,021	86	128.2
	1971	591	593	595	557	2,336	92	25.4
	1970	503	570	572	541	2,186	89	24.6
	1969	472	542	574	503	2,091	87	24.0
OTHER RETAIL SALES	1974	2,972	4,540	3,835	5,075	16,422	162	101.4
	1973	3,351	4,625	4,029	4,348	16,353	146	112.0
	1972	2,230	2,900	2,936	3,628	11,694	132	88.6
	1971	1,671	2,143	2,663	2,954	9,431	113	83.5
	1970	1,273	2,019	1,883	2,386	7,561	102	74.1
	1969	1,657	1,532	1,626	2,120	6,935	92	75.4
RETAIL STORE TOTALS	1974	61,634	73,370	73,816	75,269	284,089	711	399.6
	1973	57,526	69,429	65,562	71,922	264,439	678	390.0
	1972	45,843	53,267	60,430	66,868	226,408	654	346.2
	1971	35,587	46,218	47,035	54,360	183,200	604	303.3
	1970	31,450	37,632	39,278	44,613	152,973	590	250.9
	1969	26,179	32,205	32,205	38,082	127,272	543	234.5
ALL OTHER SALES OUTLETS	1974	7,469	9,096	8,981	9,579	35,125	1,349	26.0
	1973	6,528	7,623	6,550	9,085	29,786	1,149	25.9
	1972	4,725	5,498	6,011	7,037	23,271	1,034	22.5
	1971	3,728	3,944	4,359	4,789	16,820	930	18.1
	1970	3,388	4,138	4,016	4,203	15,745	800	19.7
	1969	3,537	4,062	4,113	4,488	16,200	855	24.7
TOTALS	1974	69,103	82,466	82,797	84,848	319,214	2,060	155.0
	1973	64,054	77,062	72,112	81,007	294,225	1,827	161.0
	1972	50,568	58,765	66,441	73,905	249,679	1,688	147.9
	1971	39,315	50,162	51,394	59,149	200,020	1,534	130.4
	1970	34,838	41,770	43,294	48,816	168,718	1,390	121.4
	1969	29,716	34,868	36,318	42,570	163,472	1,198	119.8

SOURCE: "Trade Outlets & Taxable Retail Sales" — State Board of Equalization  
 FROM: ECONOMIC DEVELOPMENT DEPARTMENT — CITY OF HUNTINGTON BEACH

(5/75)

(D)

(Quadrants are N/S  
Beach Blvd., & E/W  
Garfield Avenue)

## AGE & INCOME BREAKDOWN BY CENSUS TRACTS & QUADRANTS Huntington Beach, California

(Based on U.S. Census  
April 1970)

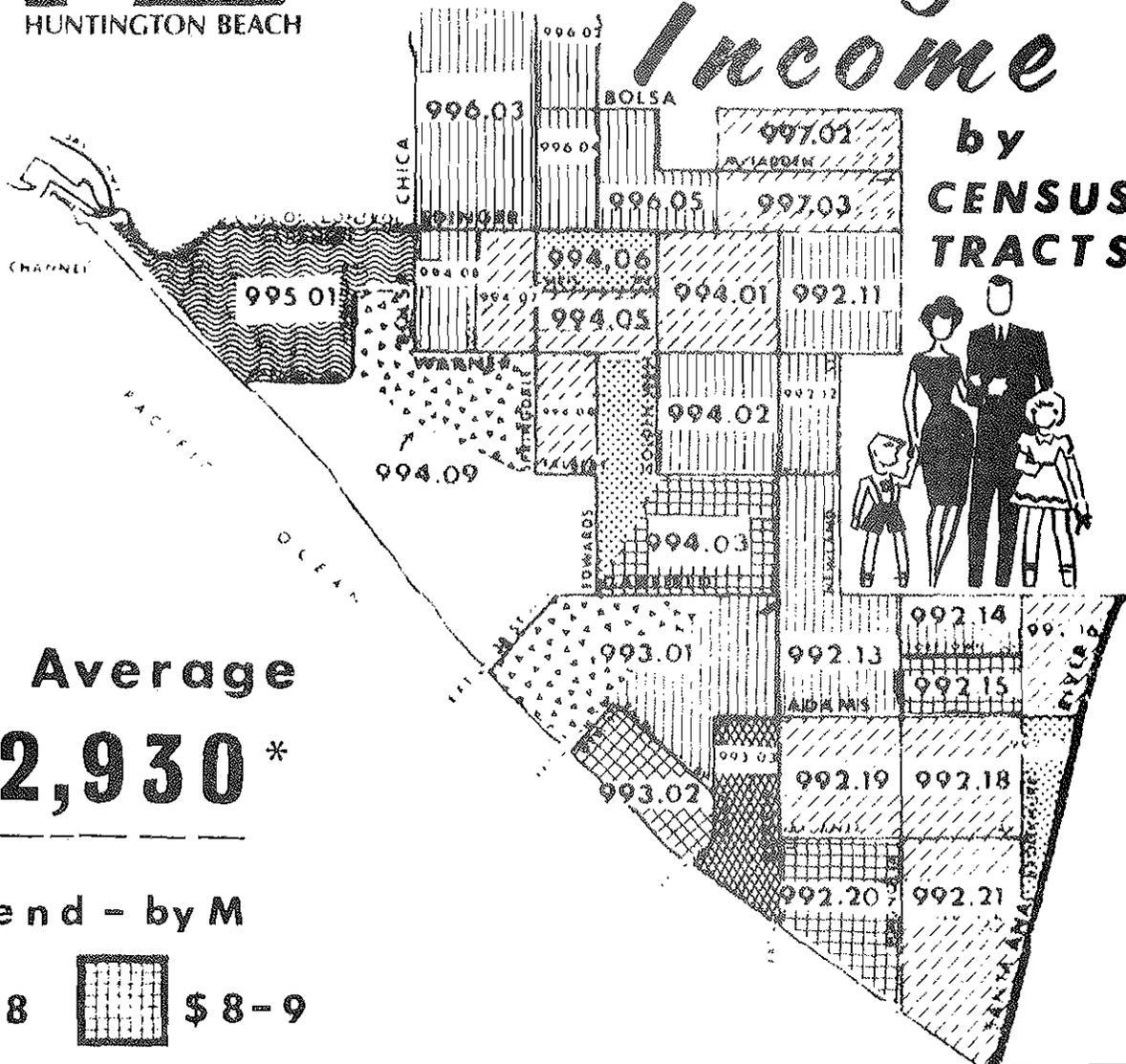
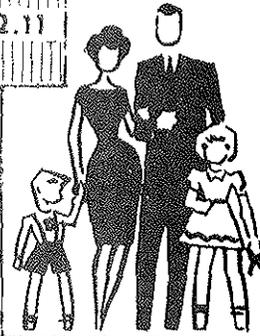
CENSUS	TRACT NO.	TOTAL	MALE	FEMALE	UNDER 10	UNDER 21	OVER 21	OVER 65	MEDIAN AGE	MEDIAN INCOME
NORTHEAST	992.11	3,806	1,917	1,889	1,011	1,919	1,887	69	19.8	\$10-12M
QUADRANT	12	3,545	1,743	1,802	1,042	1,692	1,853	166	21.6	\$ 9-10M
TOTAL		7,351	3,660	3,691	2,053	3,611	3,740	235	--	---
SOUTHEAST	993.01	3,941	1,897	2,044	715	1,523	2,418	281	24.8	\$ 9-20M
QUADRANT	.02	3,504	1,835	1,669	412	991	2,513	465	26.7	\$ 8-9 M
	.03	4,091	2,081	2,010	511	1,128	2,963	588	30.0	\$ 7-8 M
TOTAL		11,536	5,813	2,723	1,638	3,642	7,894	1,334	--	---
SOUTHEAST	992.13	5,014	2,496	2,518	1,276	2,396	2,618	127	23.0	\$ 9-10M
QUADRANT	.14	3,367	1,644	1,723	865	1,373	1,994	222	26.2	\$ 9-10M
	.15	5,108	2,522	2,485	1,327	2,485	2,623	110	21.5	\$ 8-9 M
	.16	4,793	2,344	2,449	1,325	2,206	2,587	200	24.2	\$10-12M
	.17	2,900	1,437	1,463	787	1,425	1,475	45	21.6	\$12-15M
	.18	4,102	2,048	2,054	1,097	1,844	2,258	82	25.3	\$10-12M
	.19	2,952	1,484	1,468	636	1,336	1,616	101	25.1	\$10-12M
	.20	2,898	1,385	1,513	584	1,055	1,843	123	27.8	\$ 8-9 M
	.21	7,360	3,625	3,735	1,768	3,329	4,031	140	25.9	\$10-12M
TOTAL		38,494	18,985	19,509	9,665	17,449	21,045	1,150	--	---
NORTHWEST	994.01	5,460	2,723	2,737	1,248	2,270	3,190	182	25.1	\$10-12M
QUADRANT	.02	3,973	1,889	2,084	1,061	1,731	2,242	148	23.0	\$ 9-10M
	.03	3,481	1,688	1,793	919	1,505	1,976	184	24.8	\$ 8-9 M
	.04	4,642	2,302	2,340	1,288	2,074	2,568	62	23.6	\$10-12M
	.05	3,568	1,748	1,820	767	1,578	1,990	241	26.7	\$10-12M
	.06	4,341	2,179	2,162	1,104	2,106	2,235	88	21.4	\$12-15M
	.07	2,667	1,334	1,333	592	1,180	1,487	40	26.3	\$10-12M
	.08	3,187	1,585	1,602	675	1,285	1,902	218	28.5	\$ 9-10M
	.09	5,485	2,743	2,742	1,371	2,427	3,058	99	23.0	\$15-20M
	995.01	6,122	3,062	3,060	1,047	2,365	3,757	286	32.2	OVER 23M
	996.02	2,733	1,315	1,418	824	1,469	1,264	27	18.1	\$ 9-10M
	.03	3,988	1,983	2,005	1,188	2,129	1,859	39	18.0	\$ 9-10M
	.04	4,703	2,410	2,293	1,134	2,436	2,268	53	19.1	\$ 9-10M
	.05	3,672	1,800	1,872	870	1,770	1,902	63	22.7	\$10-12M
	997.02	557	268	289	121	265	292	5	24.3	\$10-12M
TOTAL		58,579	29,029	29,550	14,209	26,589	31,990	1,735		
GRAND TOTAL		115,960	57,487	58,473	27,565	51,291	64,669	4,454	24.7	\$12,930

NOTE: See EDD's Median Family Map for Census Tract Locations



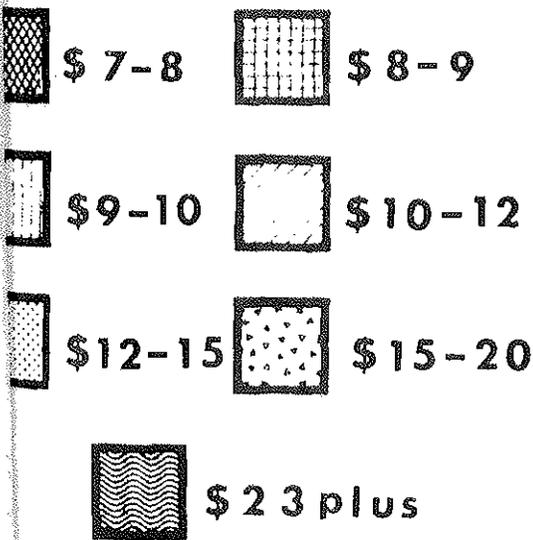
# Median Family Income

by  
**CENSUS TRACTS**



**City Average**  
**\$12,930\***

Legend - by M



1970 Census

## THE 50 RICHEST COUNTIES



Source: U.S. Census Bureau

## THE 50 RICHEST CITIES

Among counties of 50,000 or more population—

	Median Family Income
1. Montgomery, Md. ....	\$16,710
2. Fairfax, Va. ....	\$15,707
3. Nassau, N.Y. ....	\$14,632
4. Du Page, Ill. ....	\$14,458
5. Marin, Calif. ....	\$13,935
6. Oakland, Mich. ....	\$13,826
7. Westchester, N.Y. ....	\$13,784
8. Rockland, N.Y. ....	\$13,753
9. Arlington, Va. ....	\$13,743
10. Bergen, N.J. ....	\$13,597

Among cities of 100,000 or more population—

	Median Family Income
1. Livonia, Mich. ....	\$15,216
2. Torrance, Calif. ....	\$13,620
3. Stamford, Conn. ....	\$13,571
4. Warren, Mich. ....	\$13,452
5. Dearborn, Mich. ....	\$13,257
6. Huntington Beach, Calif. ....	\$12,930
7. Fremont, Calif. ....	\$12,659
8. Honolulu, Hawaii ....	\$12,539
9. Parma, Ohio ....	\$12,438
10. Yonkers, N.Y. ....	\$12,151