

2019

CENTRAL CITY ASSOCIATION

DTLA Insights



CCA
CENTRAL CITY
ASSOCIATION
OF LOS ANGELES

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Housing

DTLA is...

1%

Of the City's Land



>30%

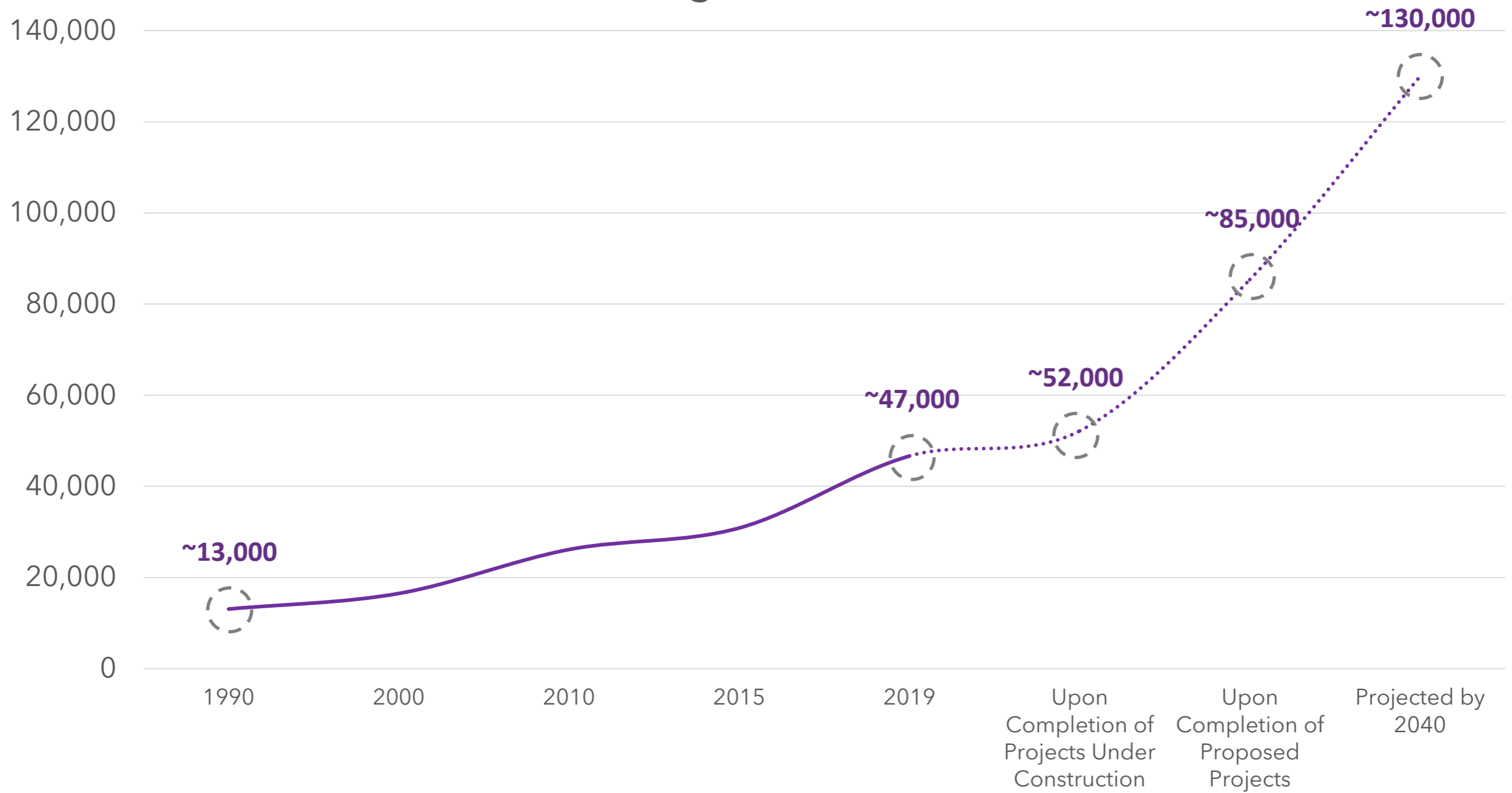
Of Its New Apartments
Over the Past Decade

But...



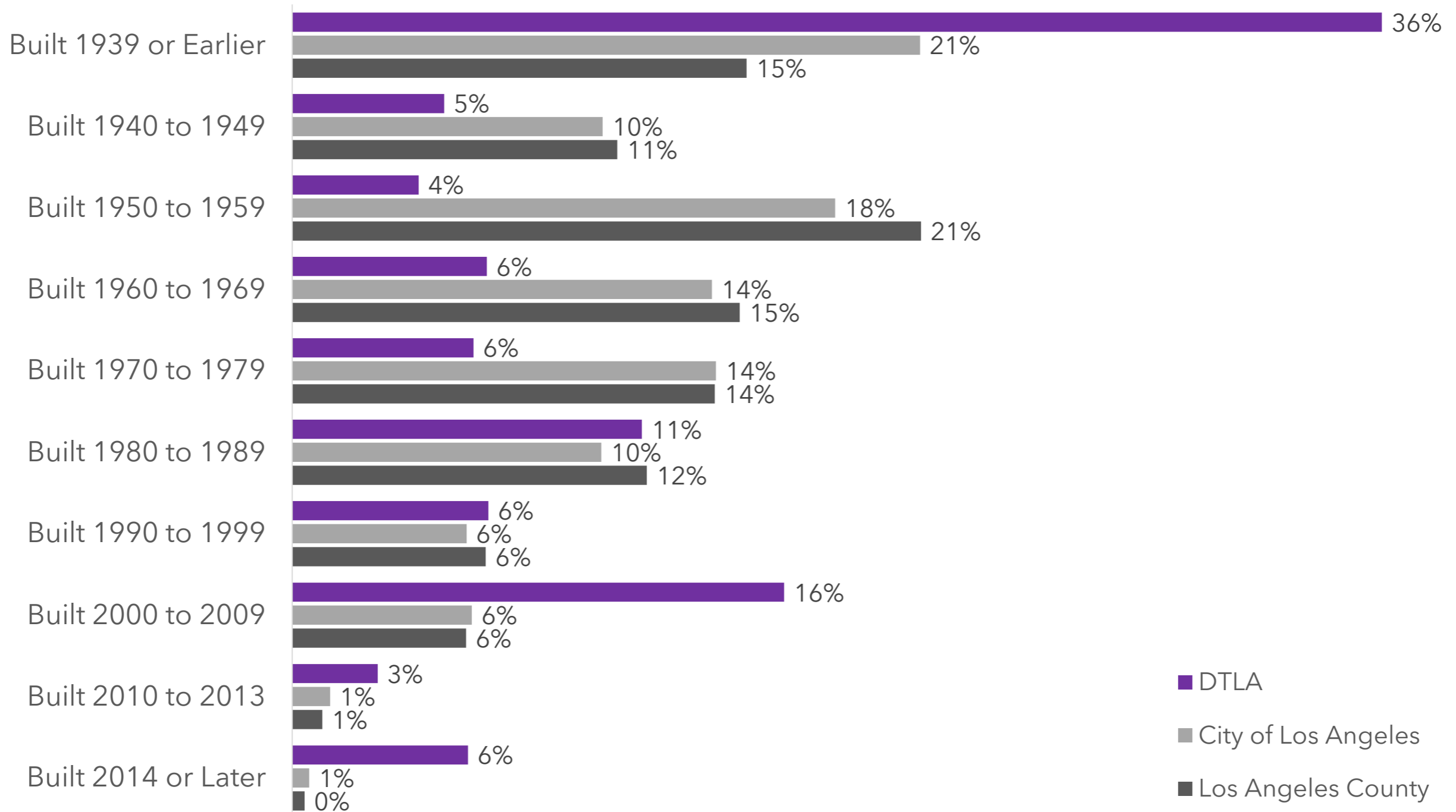
The number of housing units Downtown has increased exponentially since the 1990s, and this growth will continue

Housing Units In DTLA



Much of this growth occurred on vacant or underutilized lots, or by adaptive re-use and more than a third of Downtown's housing units were built before 1940

Building Age of Housing Units



Downtown is the place for density in the LA region

Housing Density

DTLA



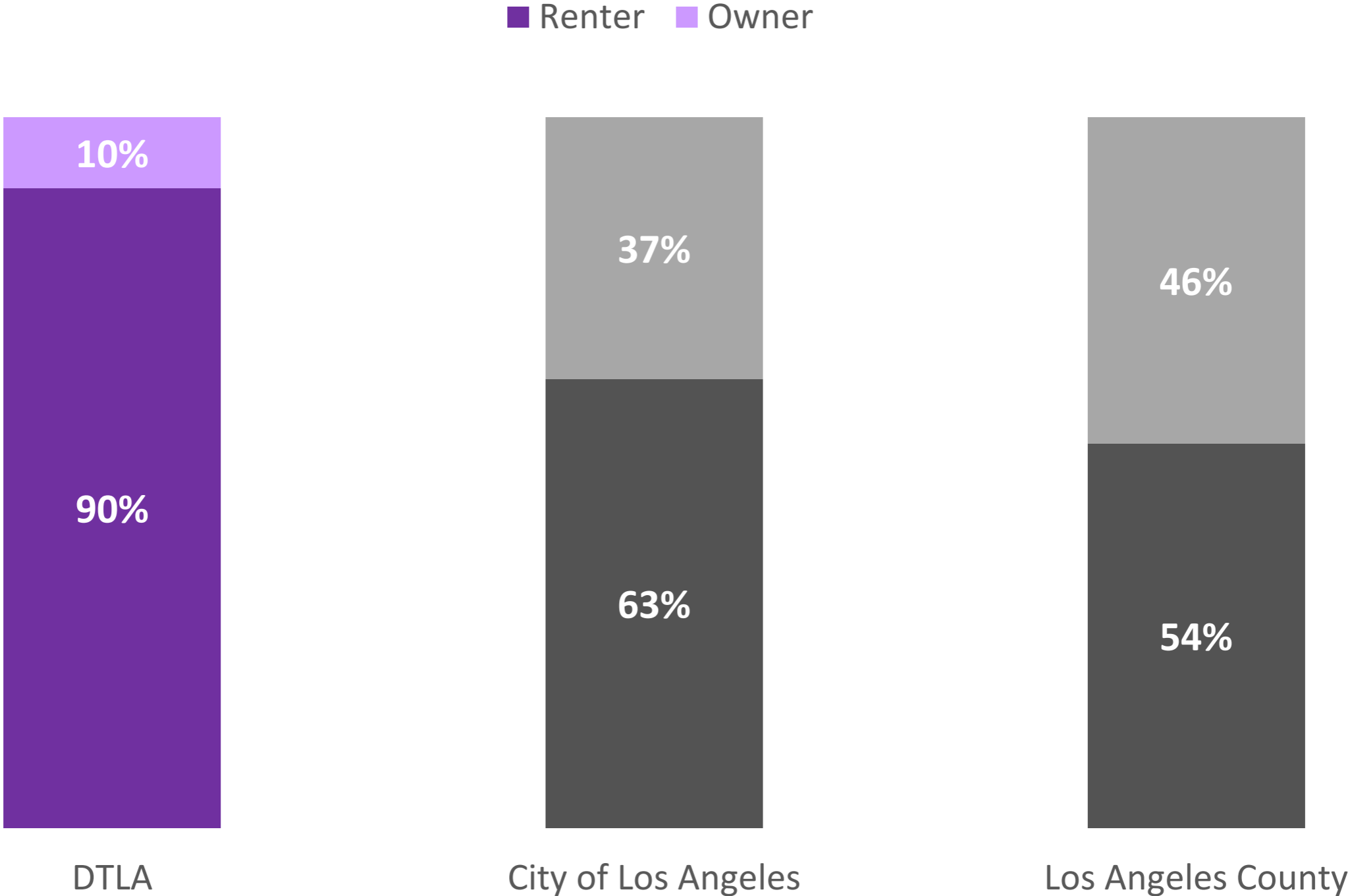
City of Los Angeles



Los Angeles County

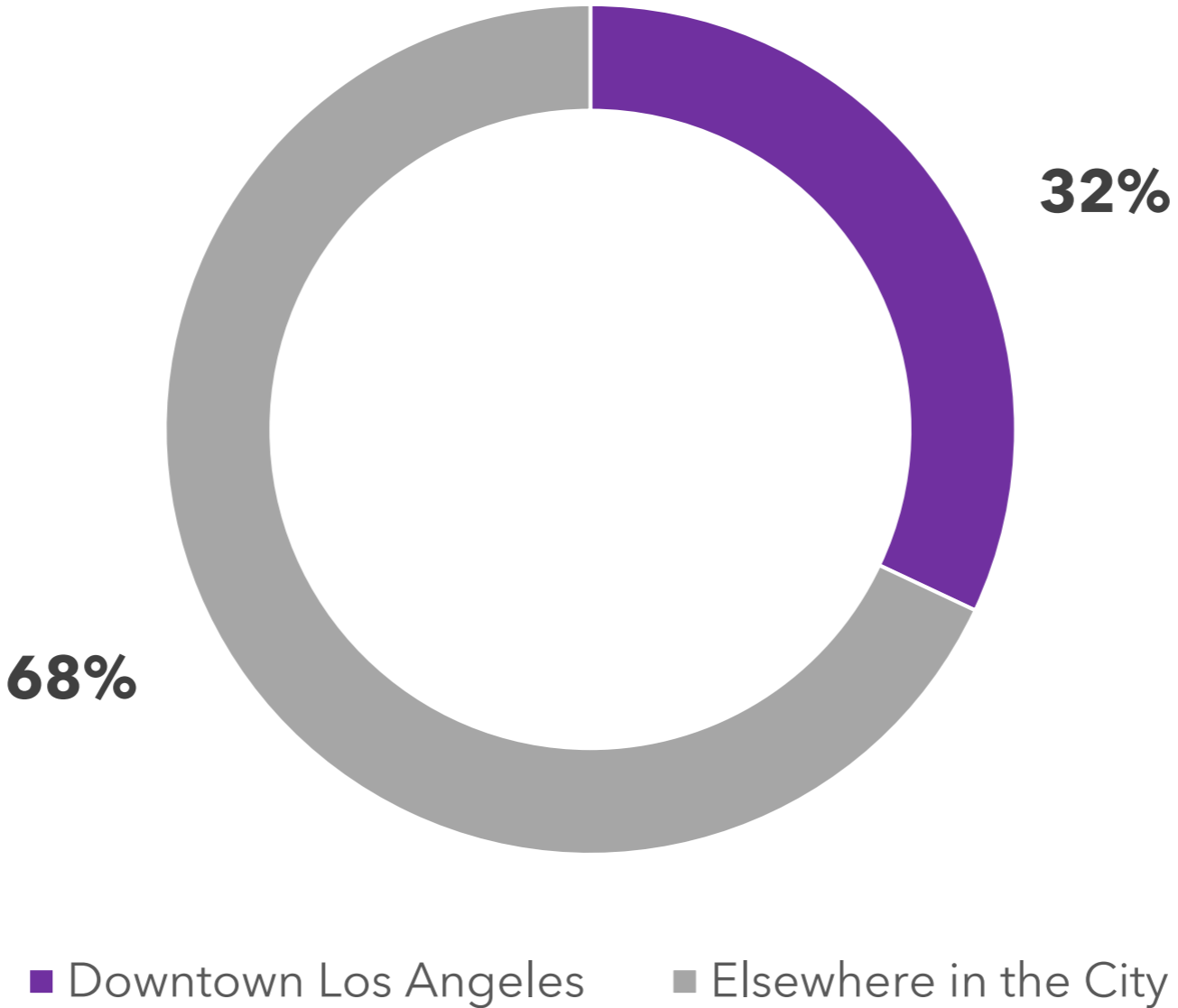


The vast majority of Downtown residents are renters



Of the 93k planned apartment units in the City, nearly 30k are in Downtown

City of Los Angeles Development Pipeline



Homelessness

DTLA is...

1%

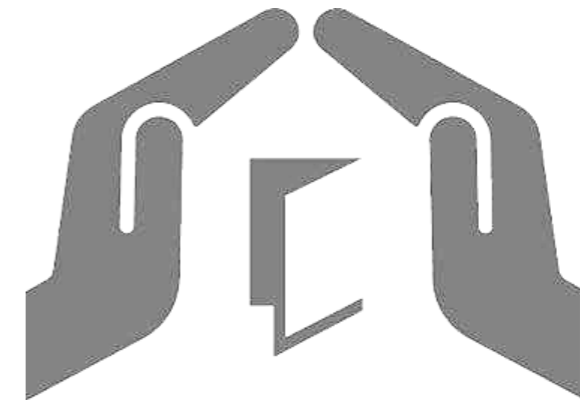
Of the City's Land



18%

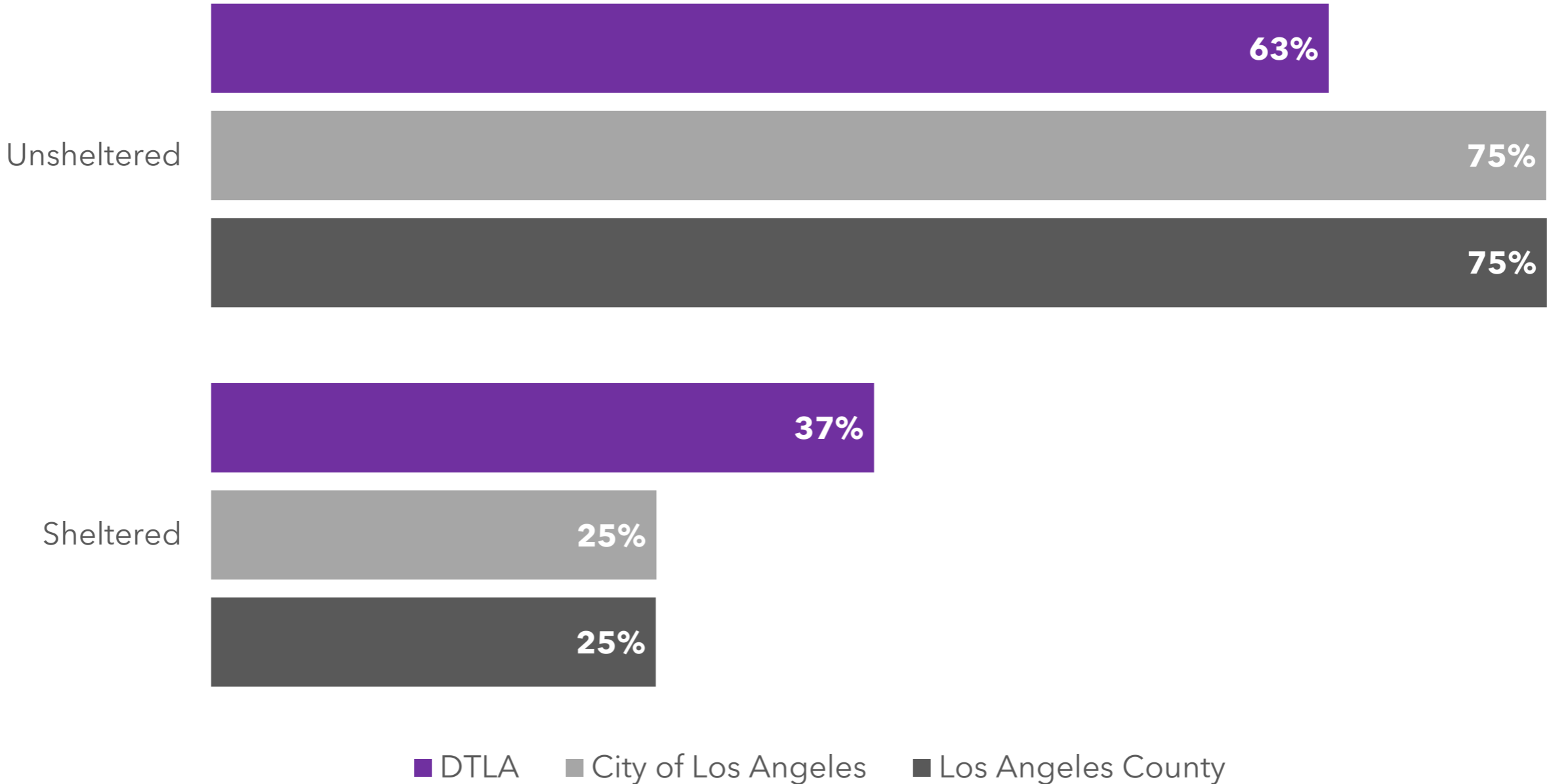
Of Its Homeless Population

But...



Like the rest of the region, most of Downtown’s approximately 6,500 homeless residents live unsheltered

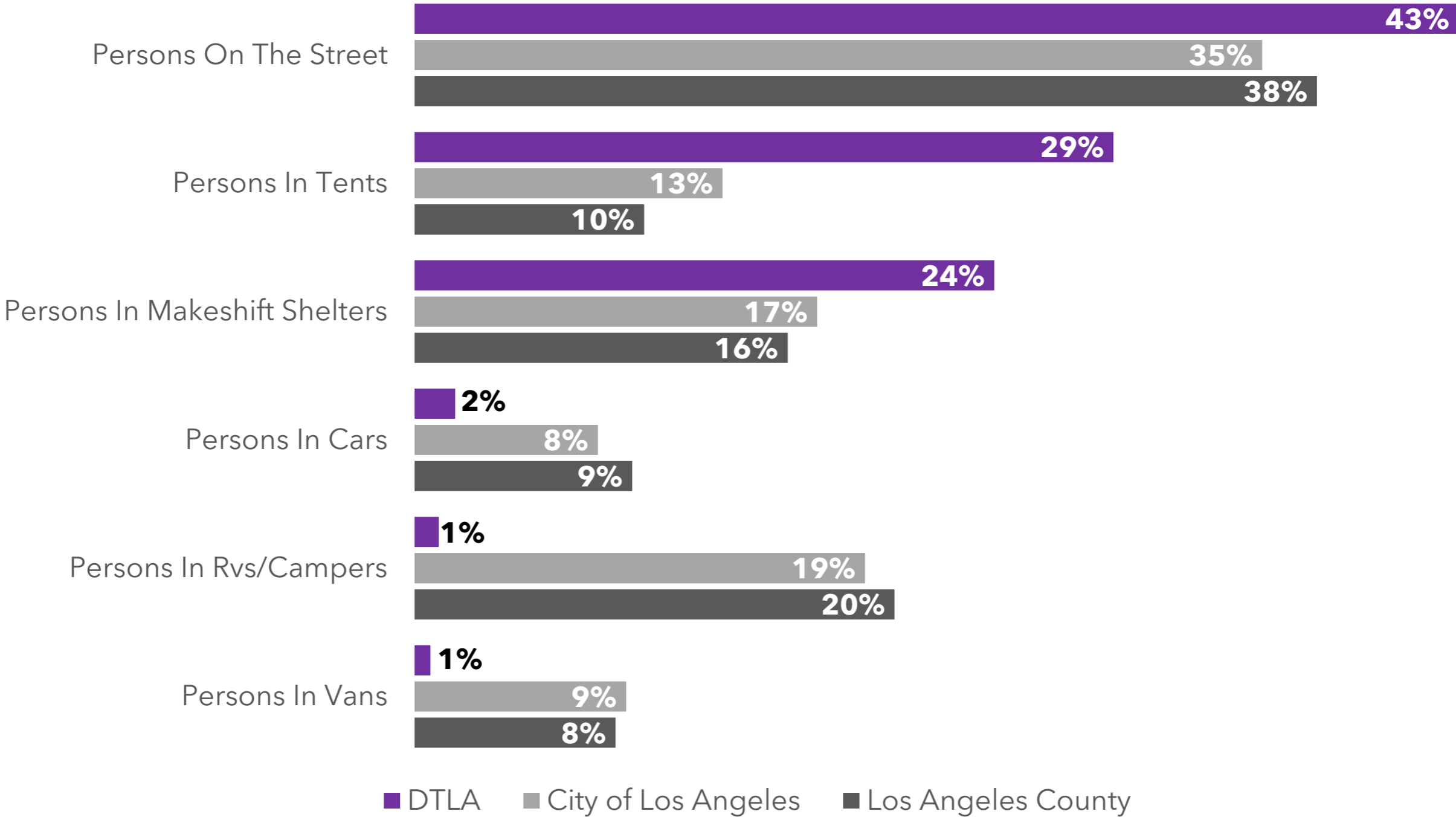
Unsheltered vs Sheltered Homeless



Source: Los Angeles Homeless Services Authority, 2019 Greater Los Angeles Homeless Count

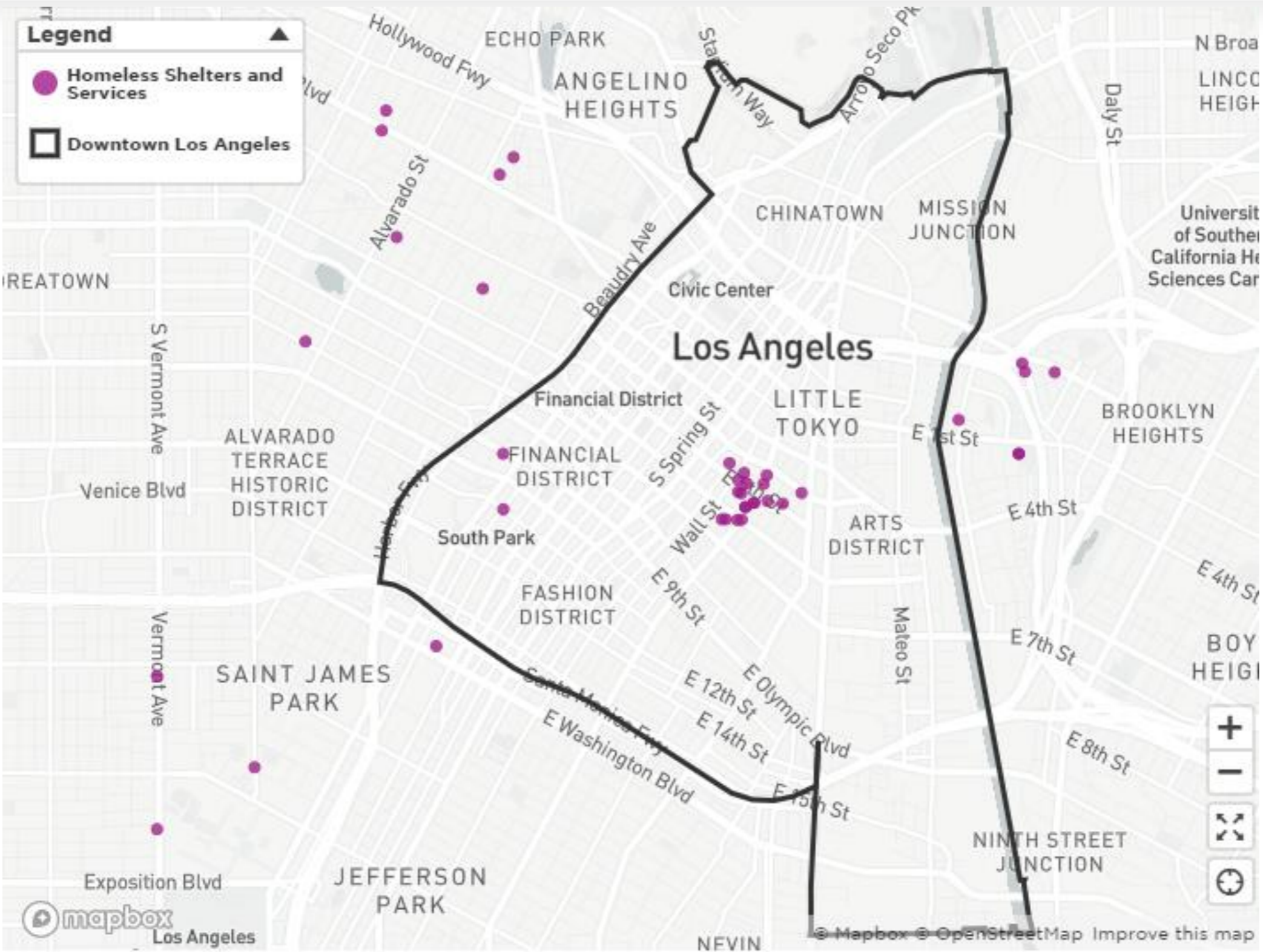
Unlike other parts of the County, most of Downtown’s unsheltered residents live on the street in tents or makeshift shelters

Unsheltered Homeless Residents' Living Situation



Source: Los Angeles Homeless Services Authority, 2019 Greater Los Angeles Homeless Count

Downtown has more homeless shelters and services than elsewhere in LA



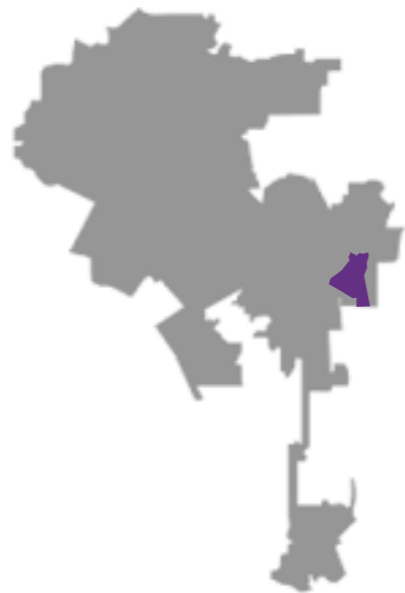
Source: County of Los Angeles Location Management System

Mobility

DTLA is...

1%

Of the City's Land



>15%

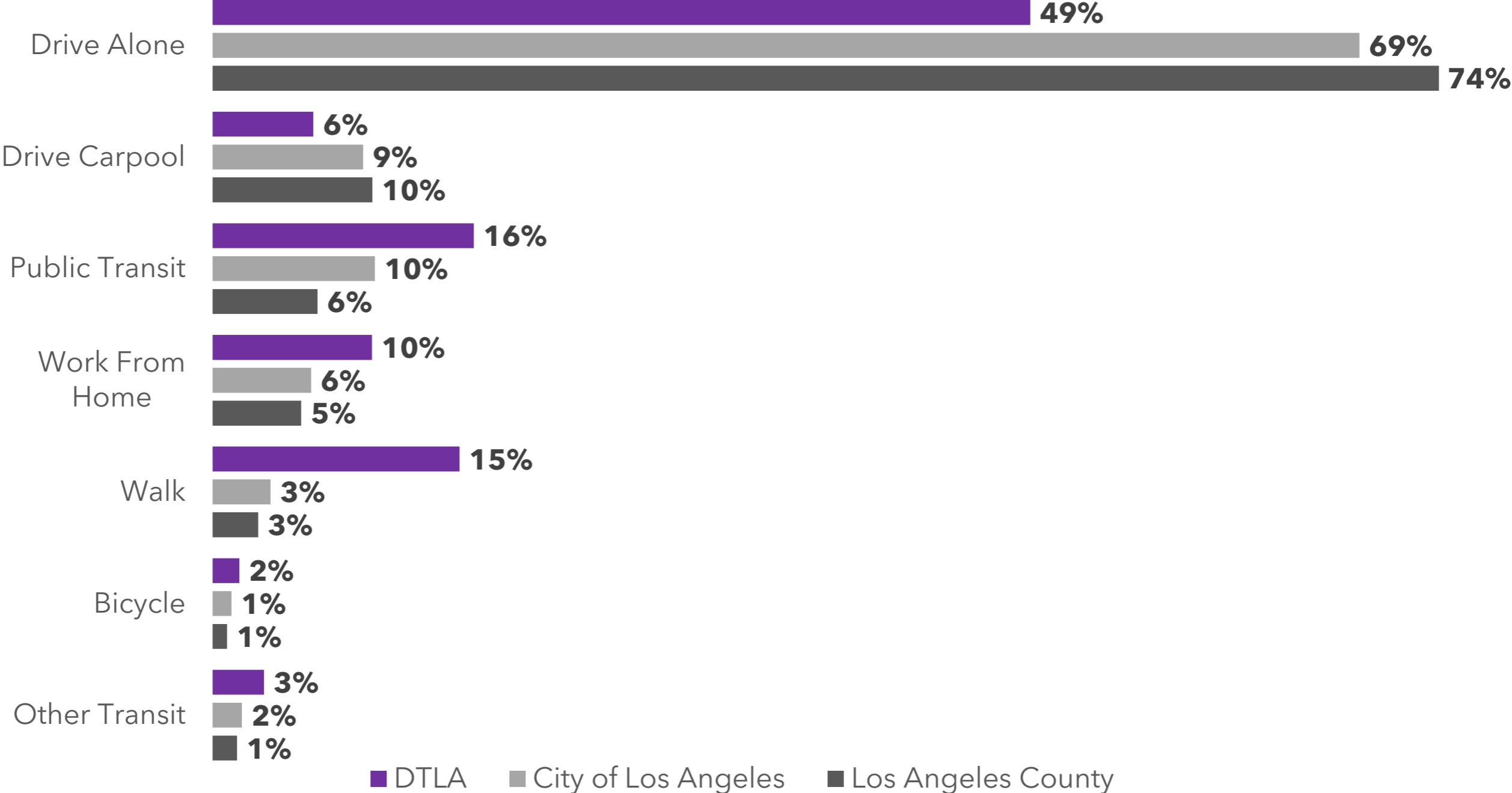
Of Metro Ridership

But...



Downtown is multimodal – residents are more likely than others to commute without a car

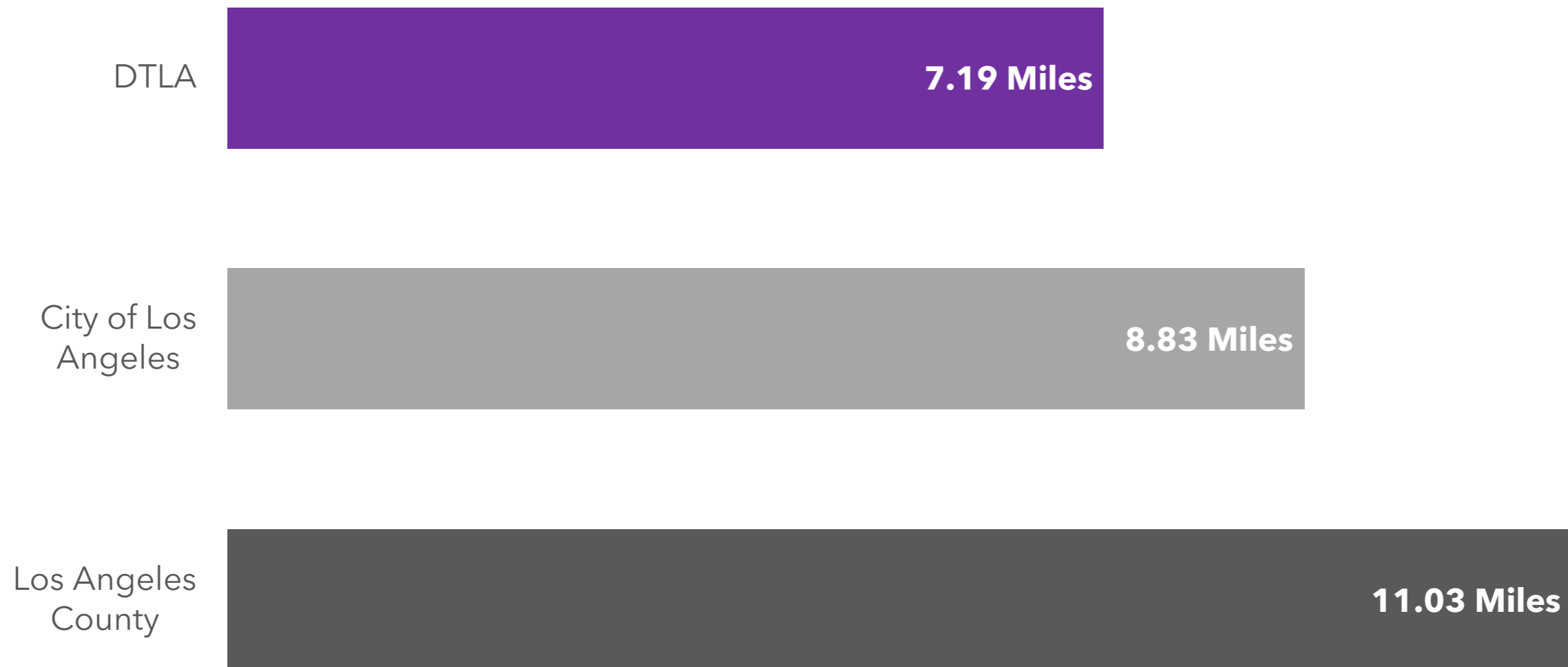
Commute Modes of Transportation



Source: US Census 2013-2017 ACS

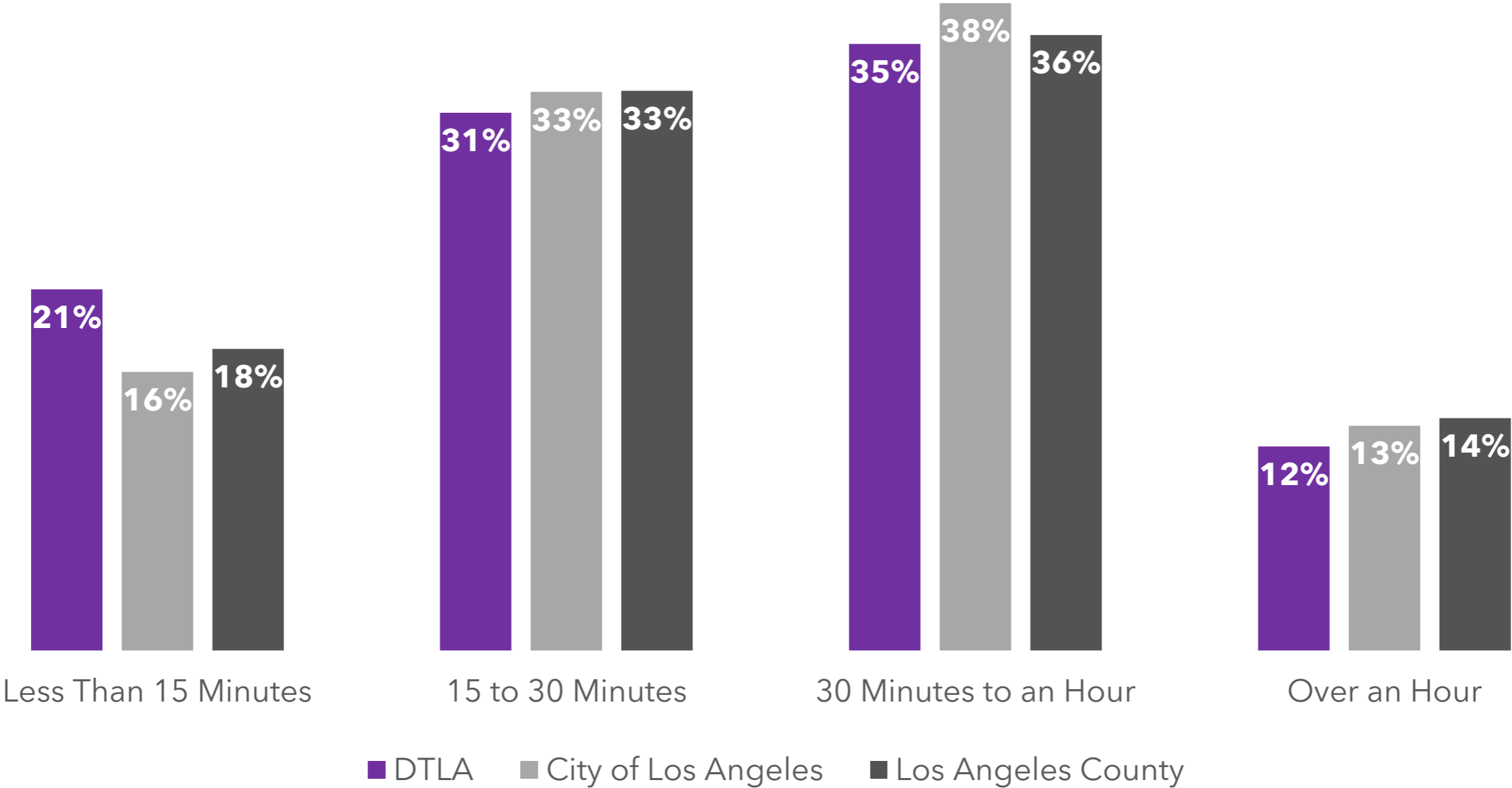
Downtown is a great place to live near work -- residents generally have shorter commutes than elsewhere in the City or County

Median Commute Distance



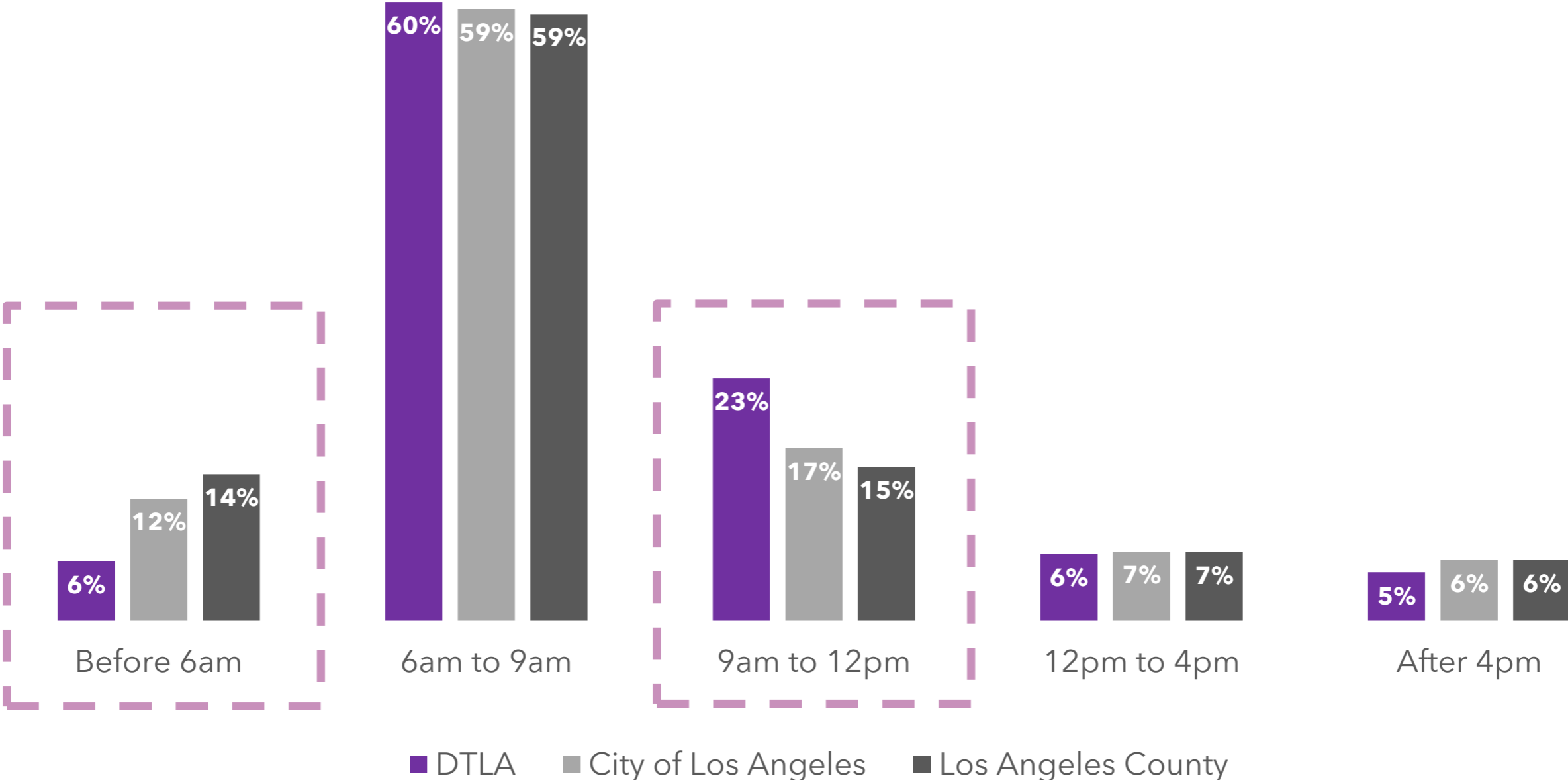
They spend less time getting to work

Commute Time to Work



Because of their shorter commutes, Downtown residents can start their days later in the morning

Time Left Home for Commute to Work



Source: US Census 2013-2017 ACS

Economic Development

DTLA is...

1%

Of the City's Land



~18%

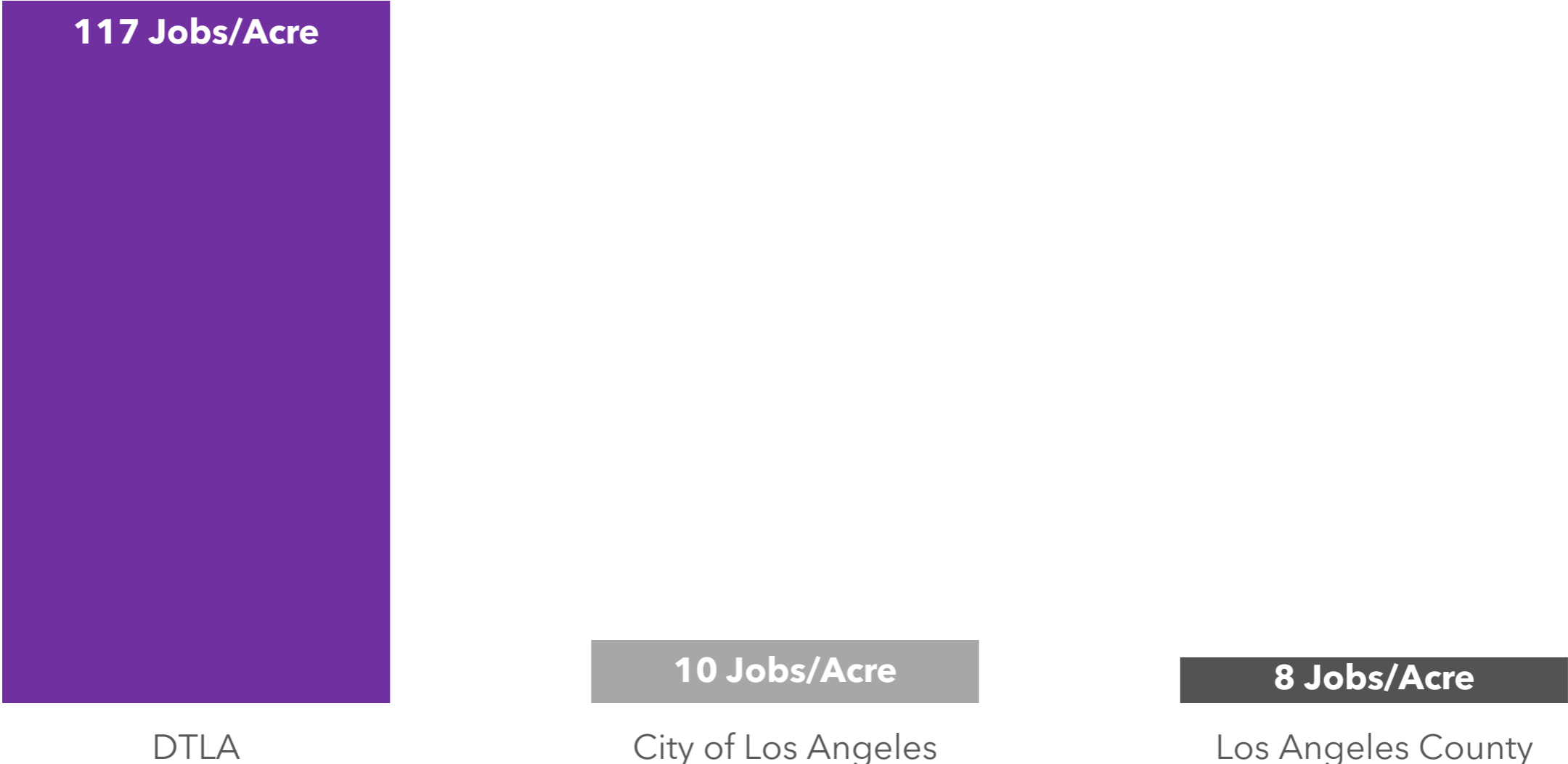
Of Its Jobs

But...



Downtown is one of the key economic drivers of the region and is its largest, densest and most dynamic employment hub

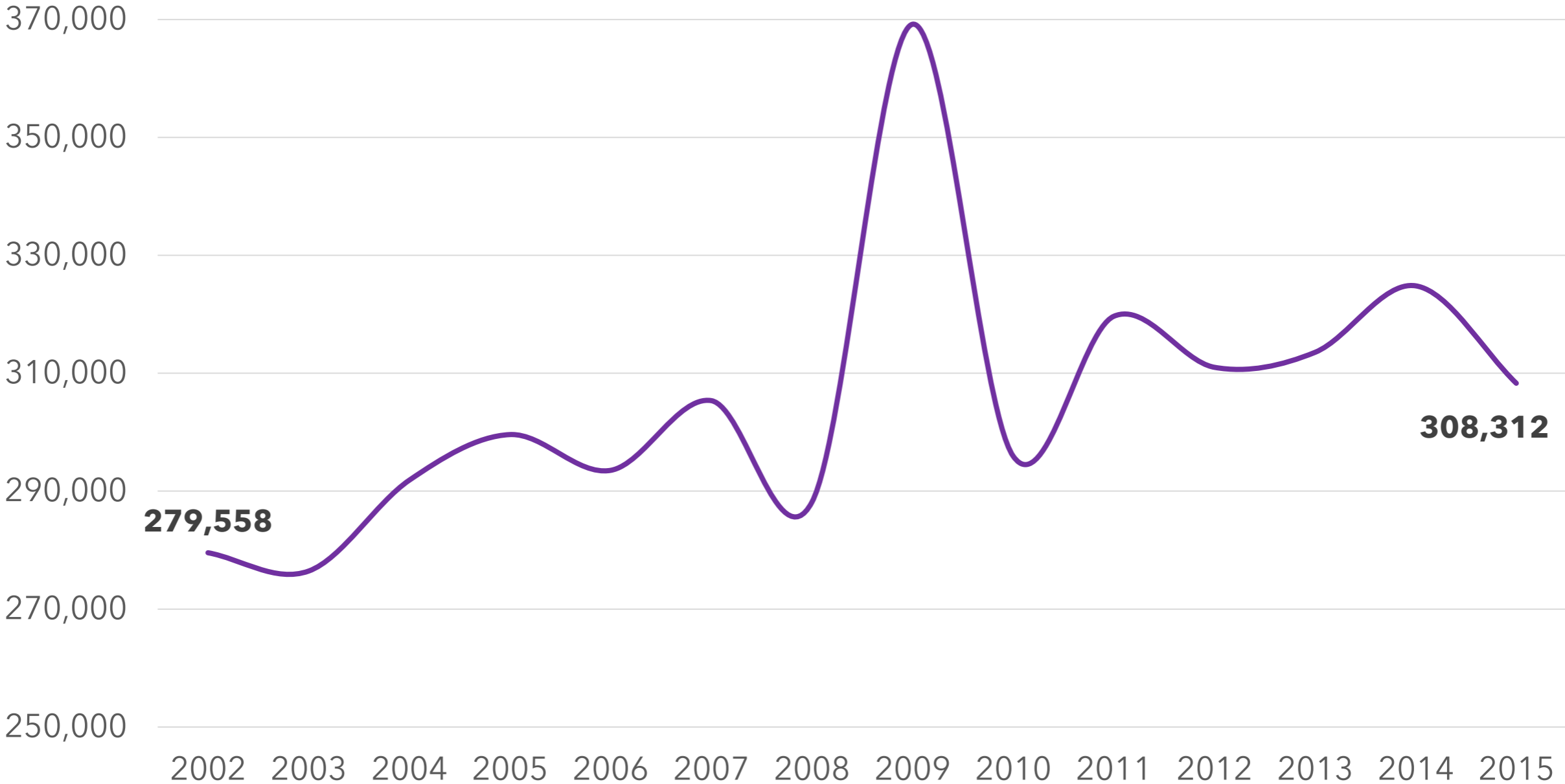
Job Density



Source: US HUD, DOT, LAI

Although fluctuating with economic cycles, the number of jobs in Downtown has increased over the past decade

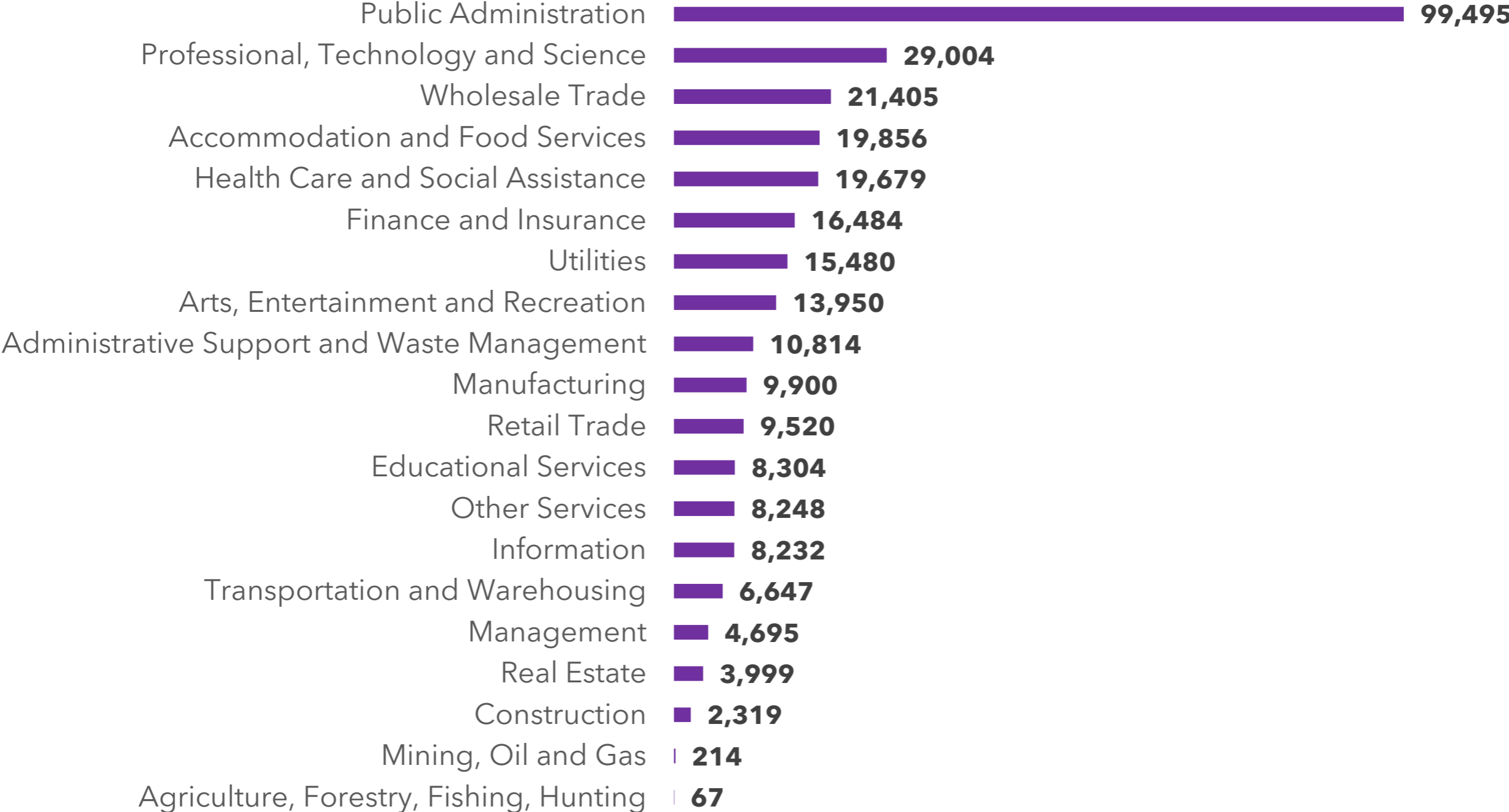
Total Jobs in DTLA



Downtown’s economy is diverse – it is the center for government jobs, a strong base of professional services and technology and a cornerstone of the region’s tourism industry

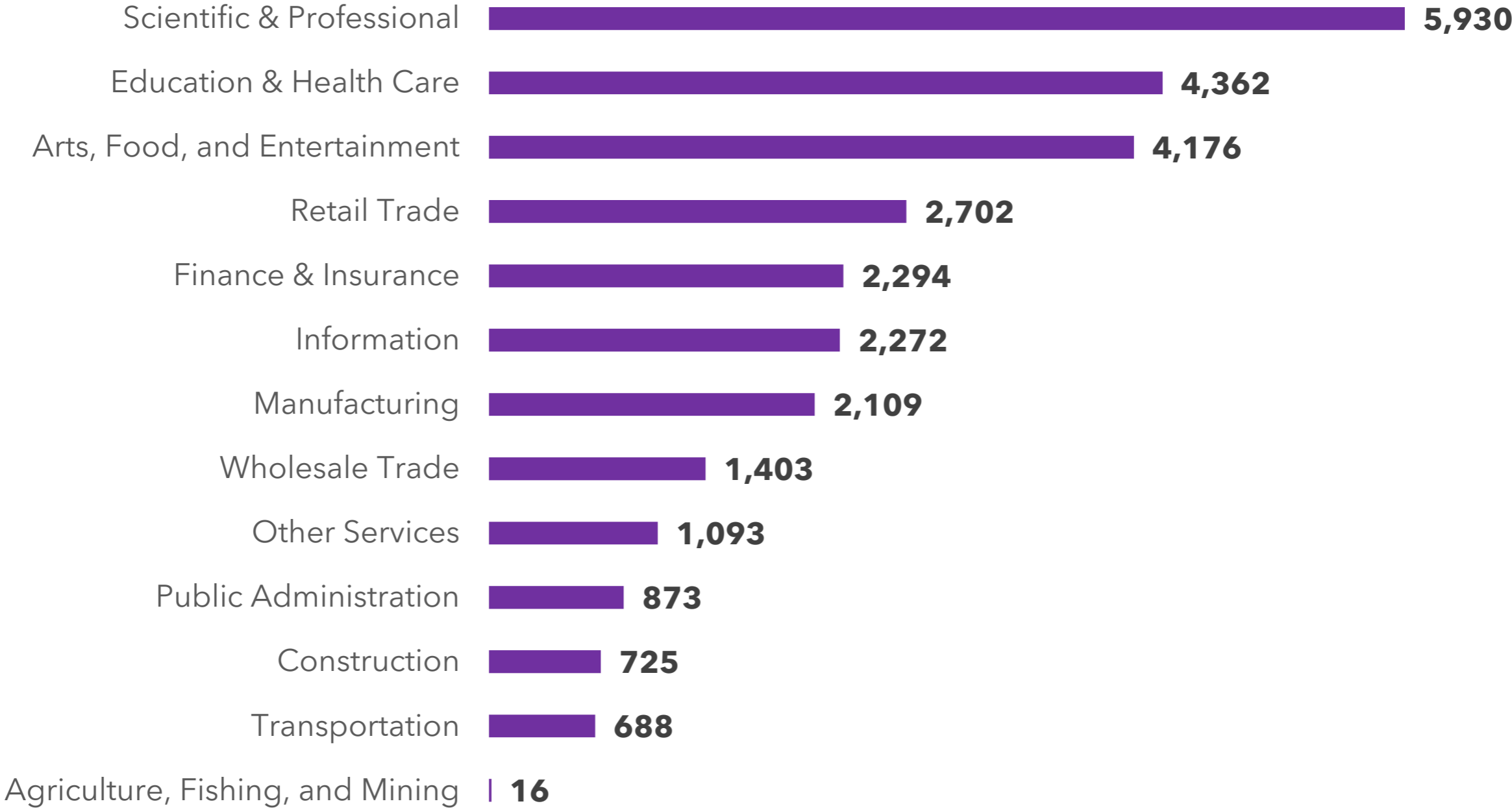


Number of Jobs in DTLA by Industry



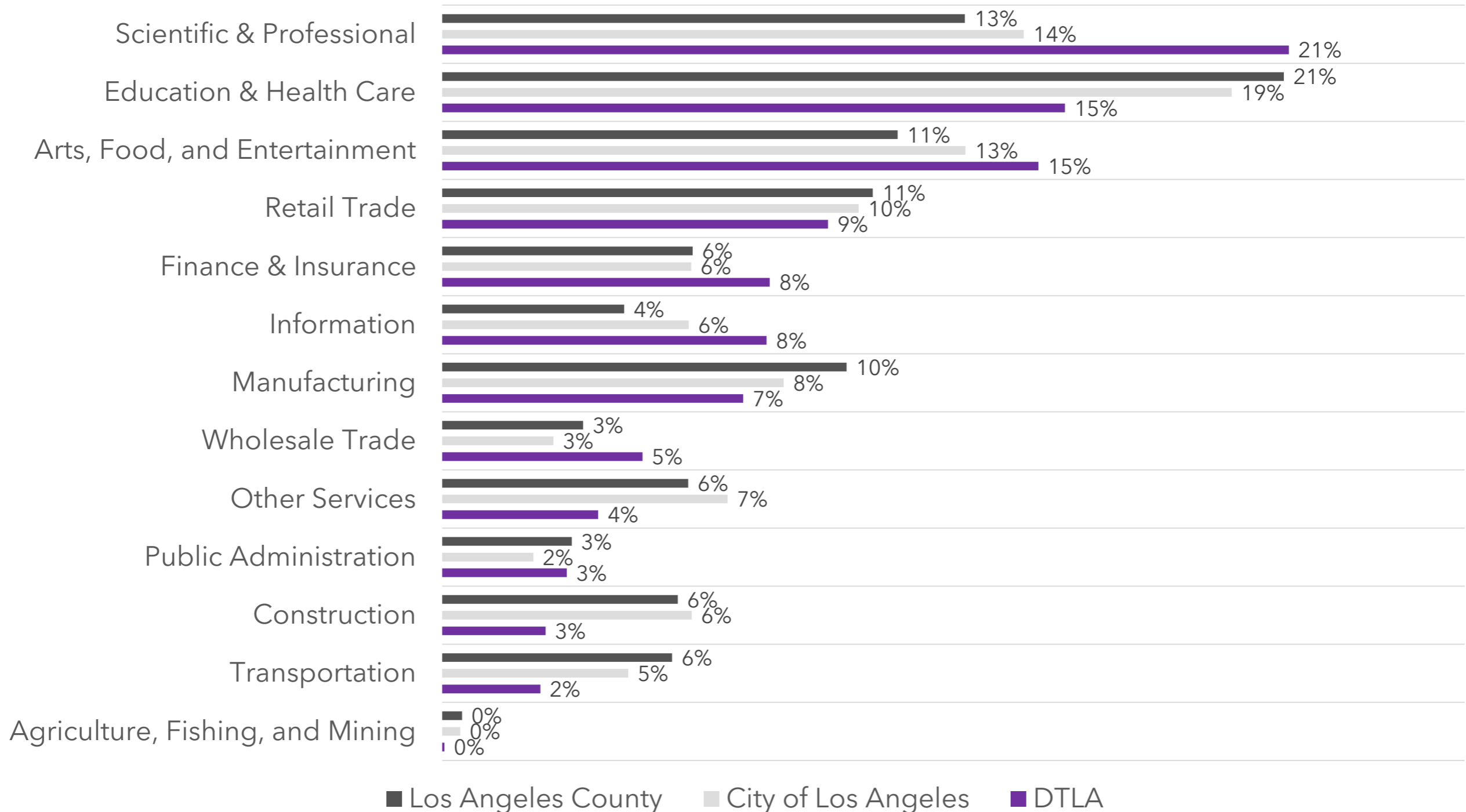
Downtown residents work in a variety of sectors

DTLA Resident Employment by Industry



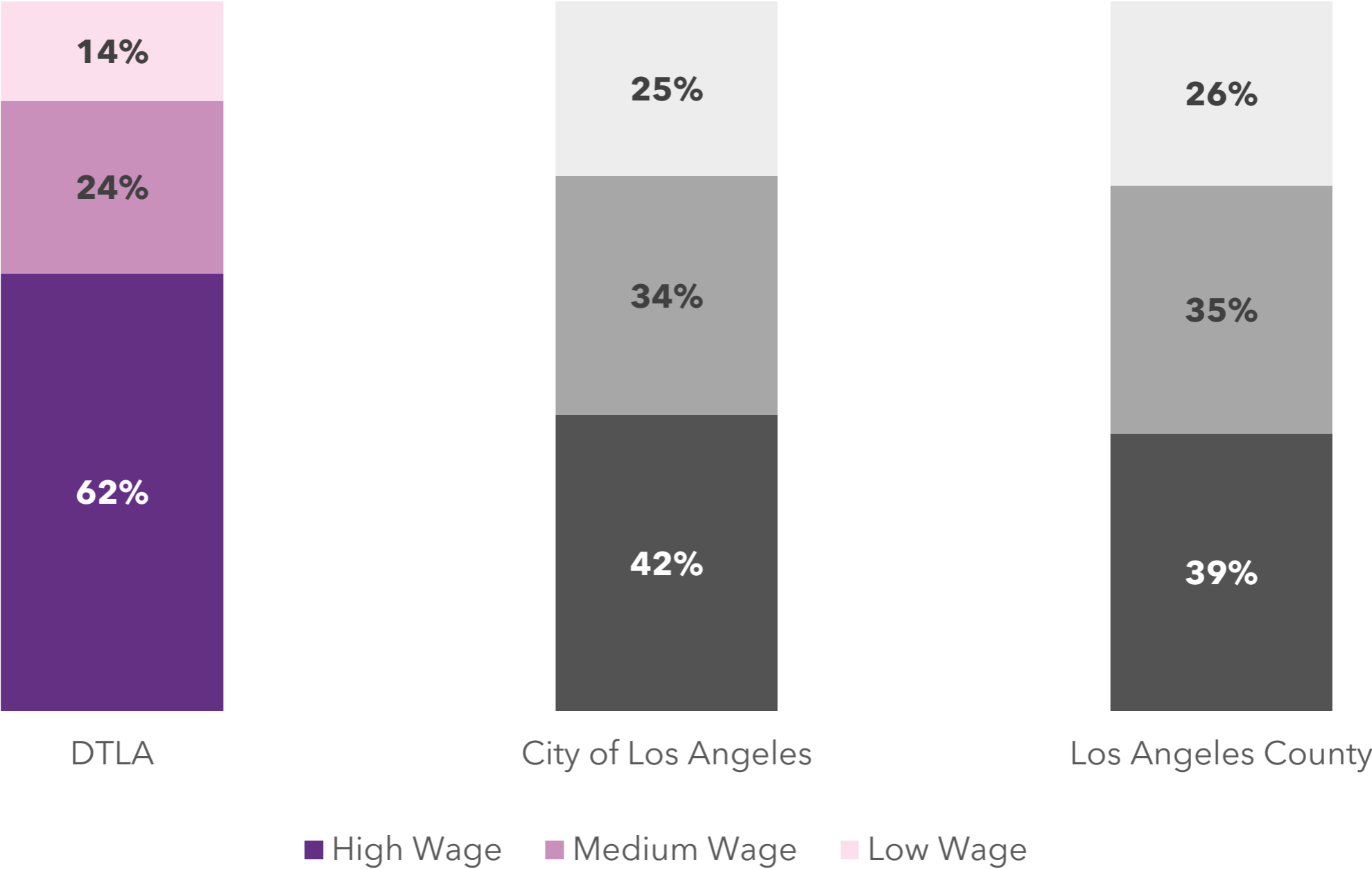
In comparison with the City and County, Downtown residents are more likely to work in Scientific/Professional, Education/Health Care, and Arts/Food/Entertainment industries

Comparison of Resident Employment by Industry



Nearly two-thirds of DTLA workers are high-wage earners, about 20% higher than the City and County's proportion of high-wage earners

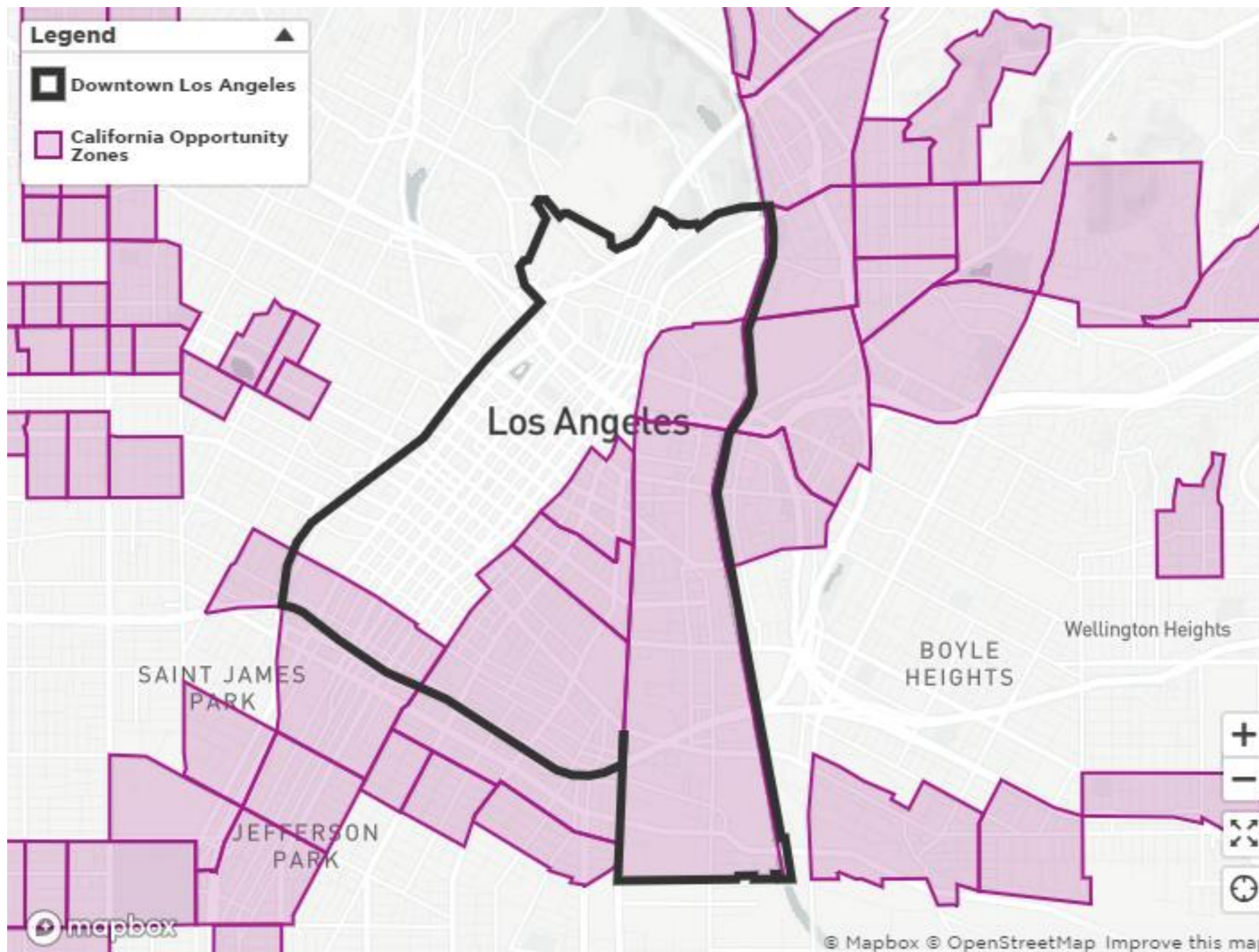
Comparison of Worker Wages



Source: US Census 2010, LEHD

Much of Downtown is within Federally-designated Opportunity Zones, which offer tax incentives to investors in projects and businesses located in those areas

Opportunity Zones in and Around Downtown



Livability

DTLA is...

1%

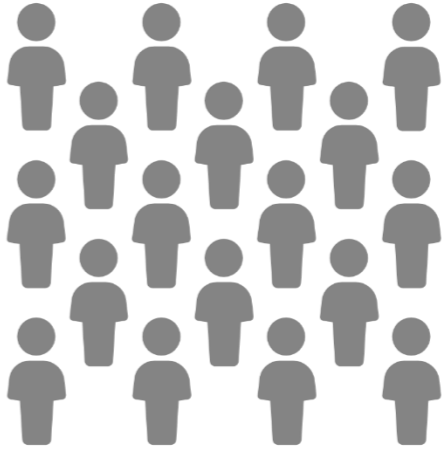
Of the City's Land



>20%

Of Its Projected Population
Growth

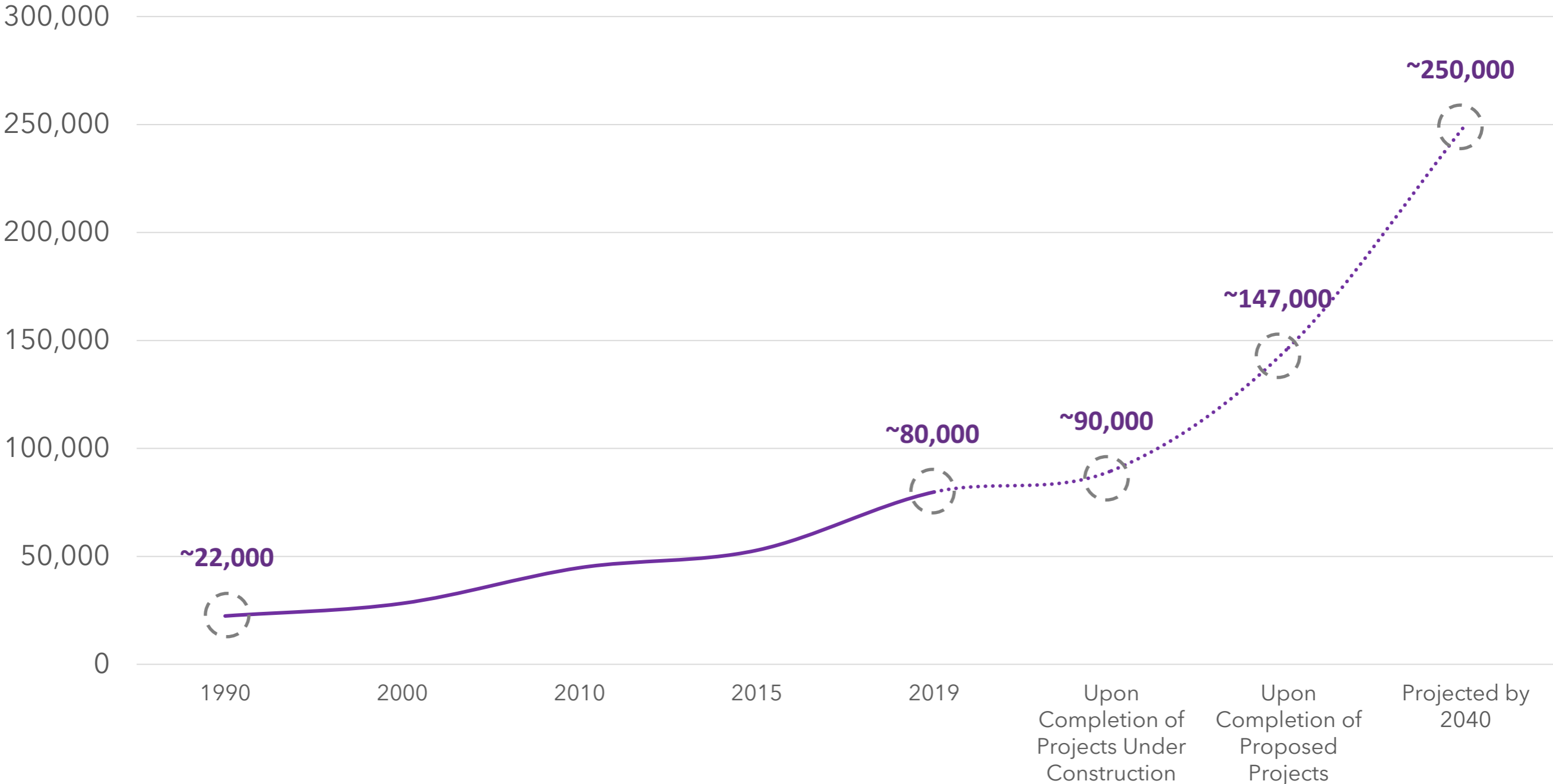
But...



Downtown has transformed from an office district to a mixed-use 24/7 urban environment with a rapidly growing residential population



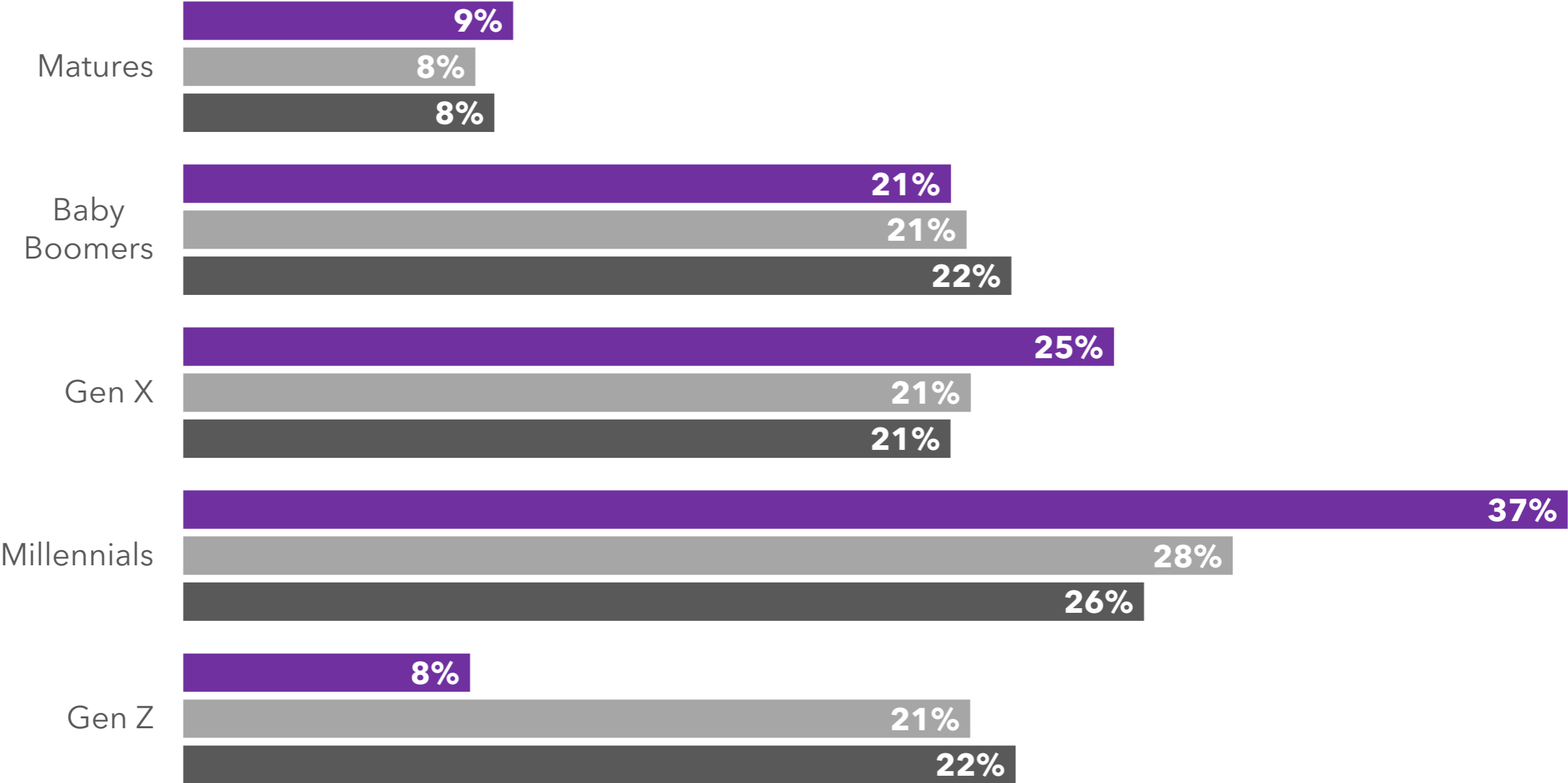
DTLA Residential Population



Sources: US Census, 1990, 2000, 2010; 2011-2015 American Community Survey; Downtown Center Business Improvement District; Los Angeles Department of City Planning

Downtown has a higher share of Millenials, Gen Xers and Seniors, and a lower share of Baby Boomers and Gen Zers, than the City and County

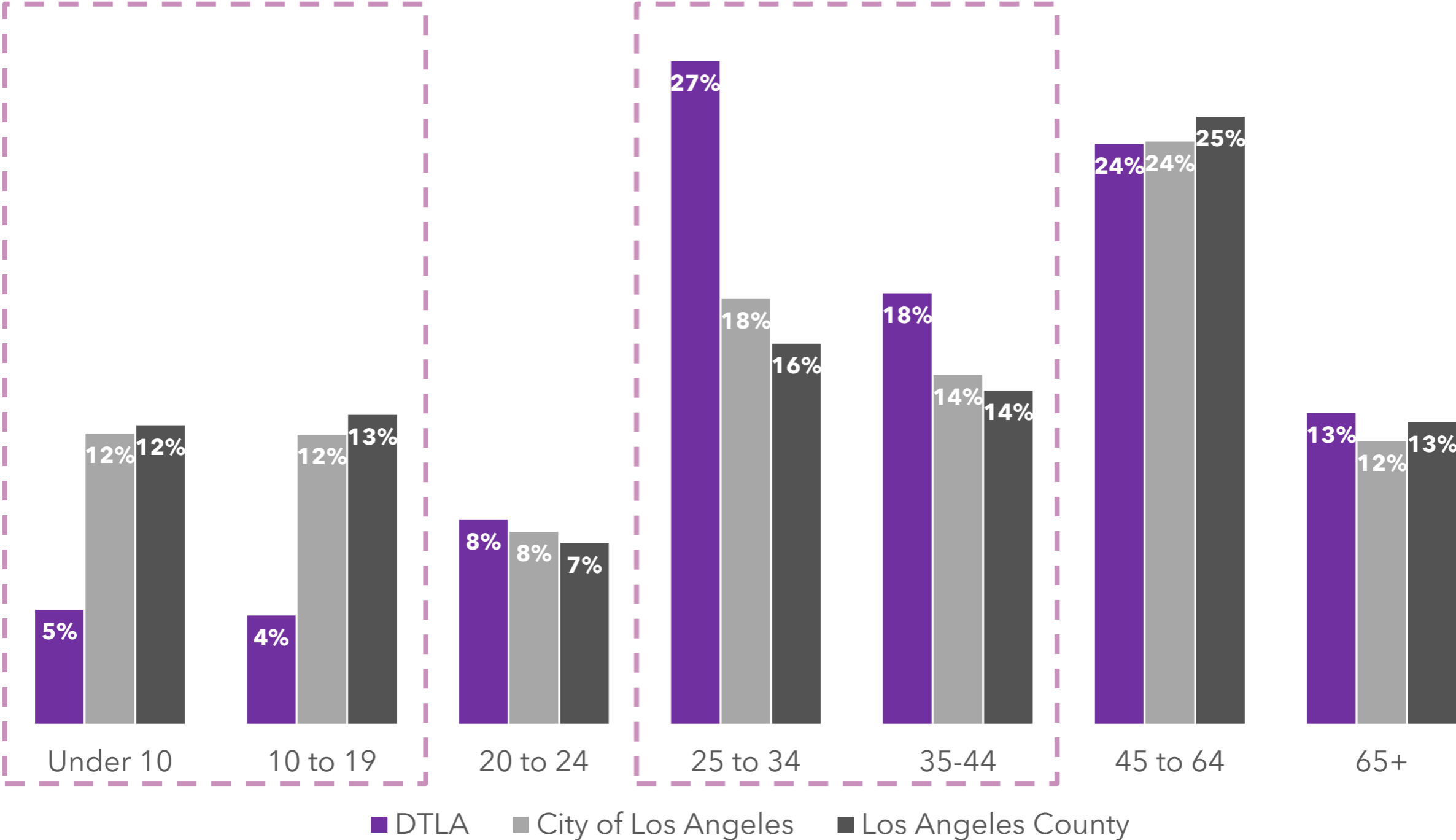
Generations



■ DTLA ■ City of Los Angeles ■ Los Angeles County

Downtown residents tend to be young professionals, and there is a considerably smaller share of children living Downtown than in the City and County

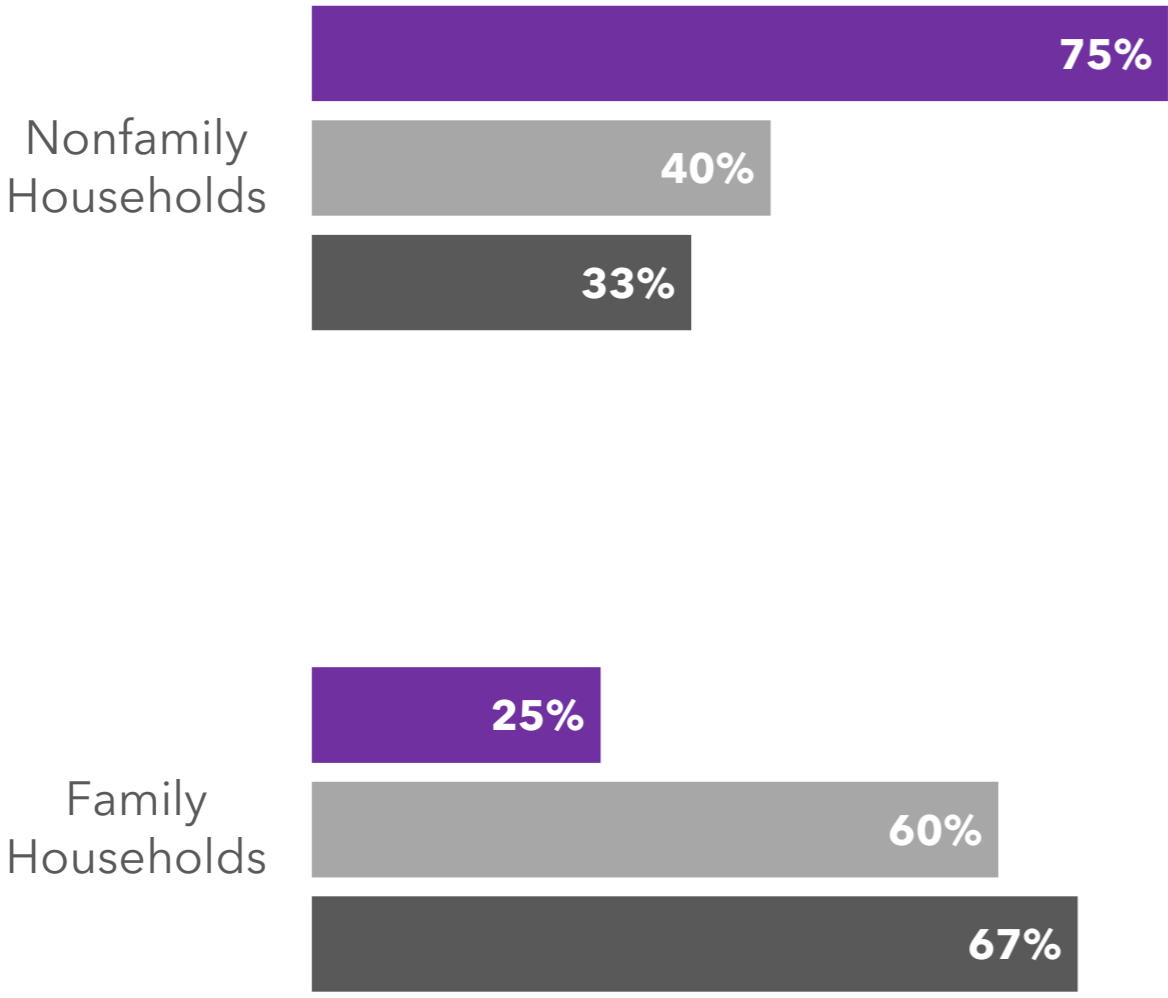
Age Group Comparison



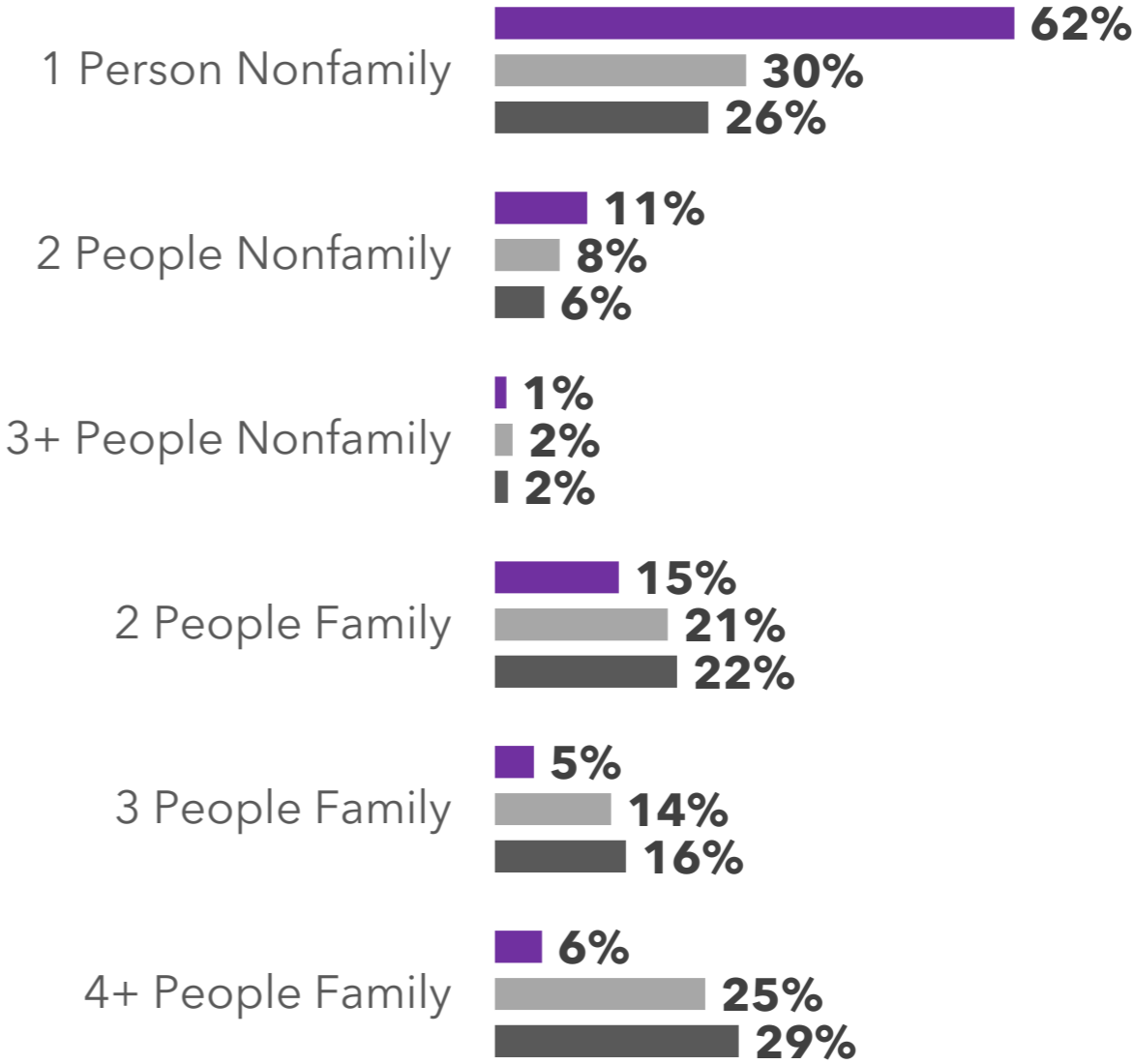
Source: US Census 2013-2017 ACS

This is reflected in Downtown’s much smaller household sizes – Downtown households have 1.7 people on average, compared with 2.8 people and 3.0 people per household in the City and County, respectively

Family vs Nonfamily Households



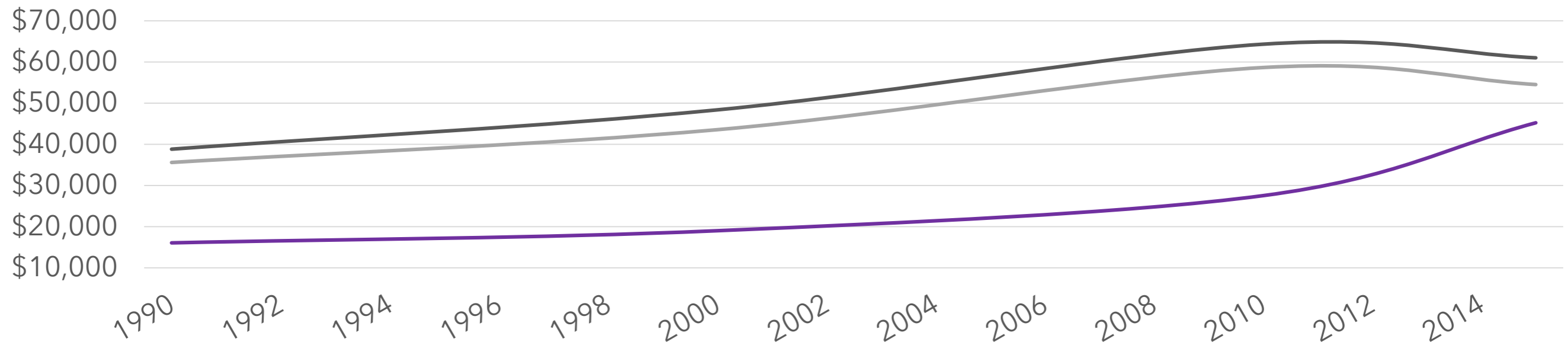
Household Size



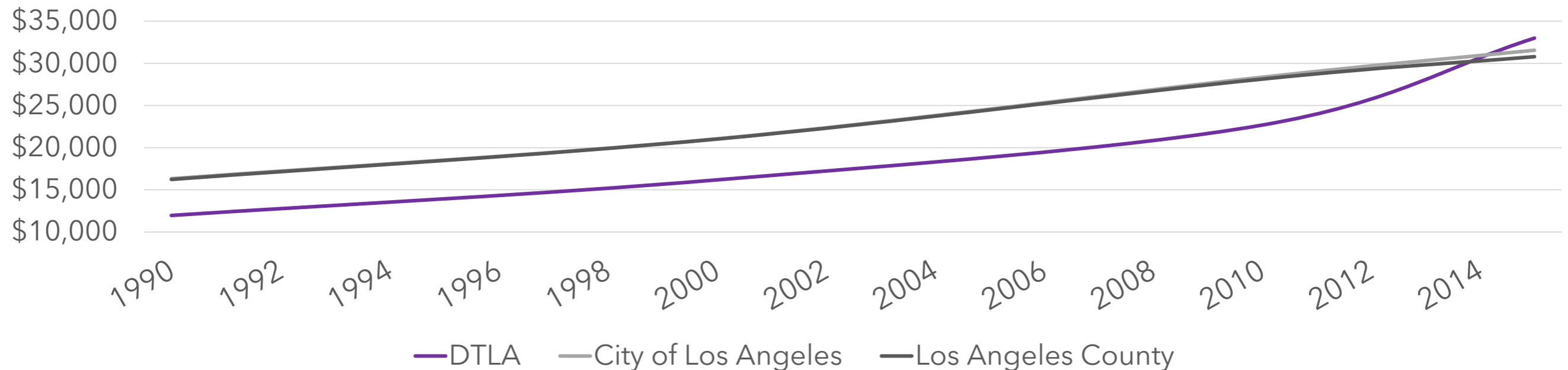
DTLA City of Los Angeles Los Angeles County

Downtown residents' incomes continue to increase, and are higher than the City and County on a per person basis (median incomes are slightly lower because Downtown has much smaller households)

Median Household Income



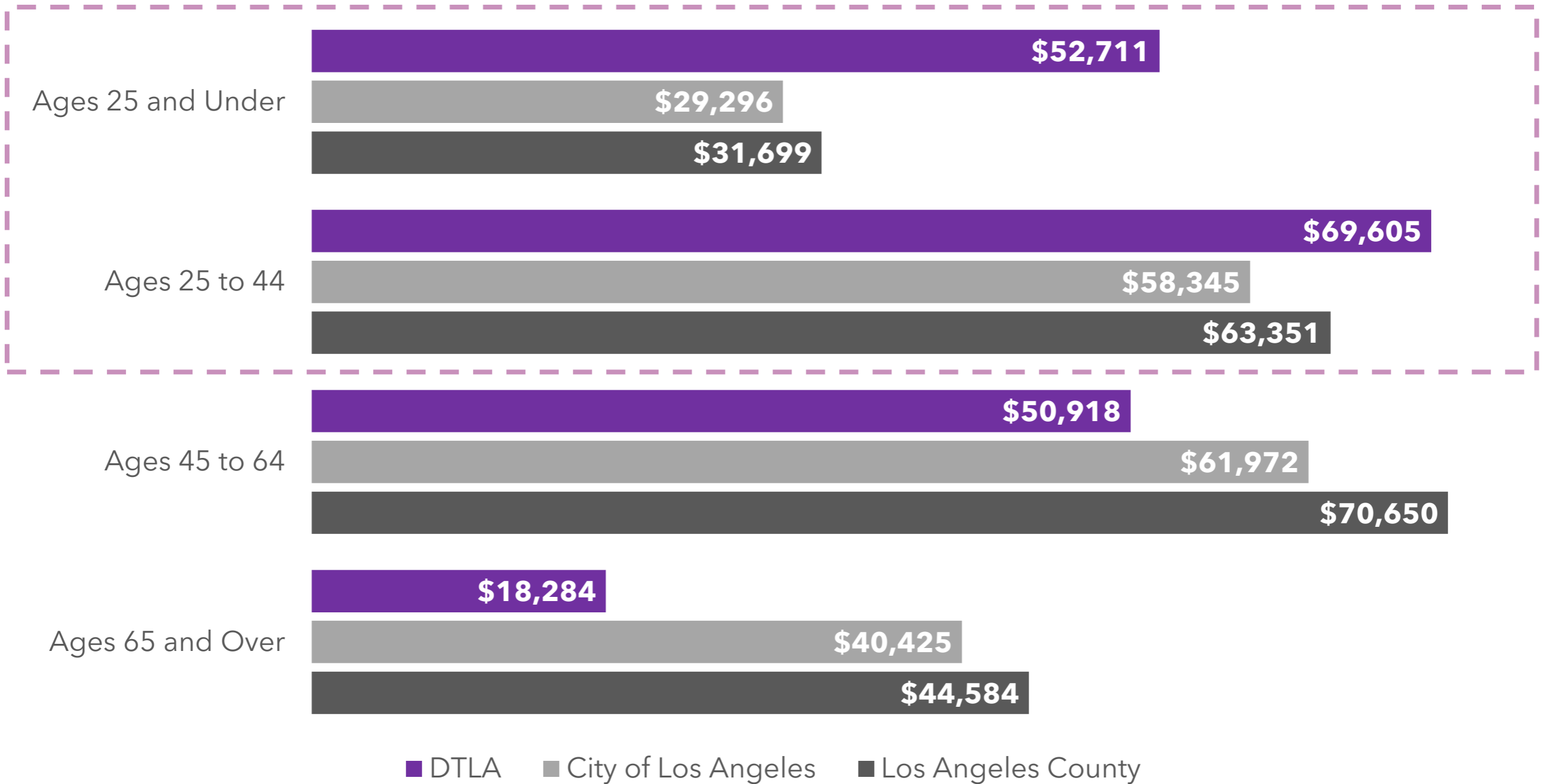
Per Capita Income



—DTLA —City of Los Angeles —Los Angeles County

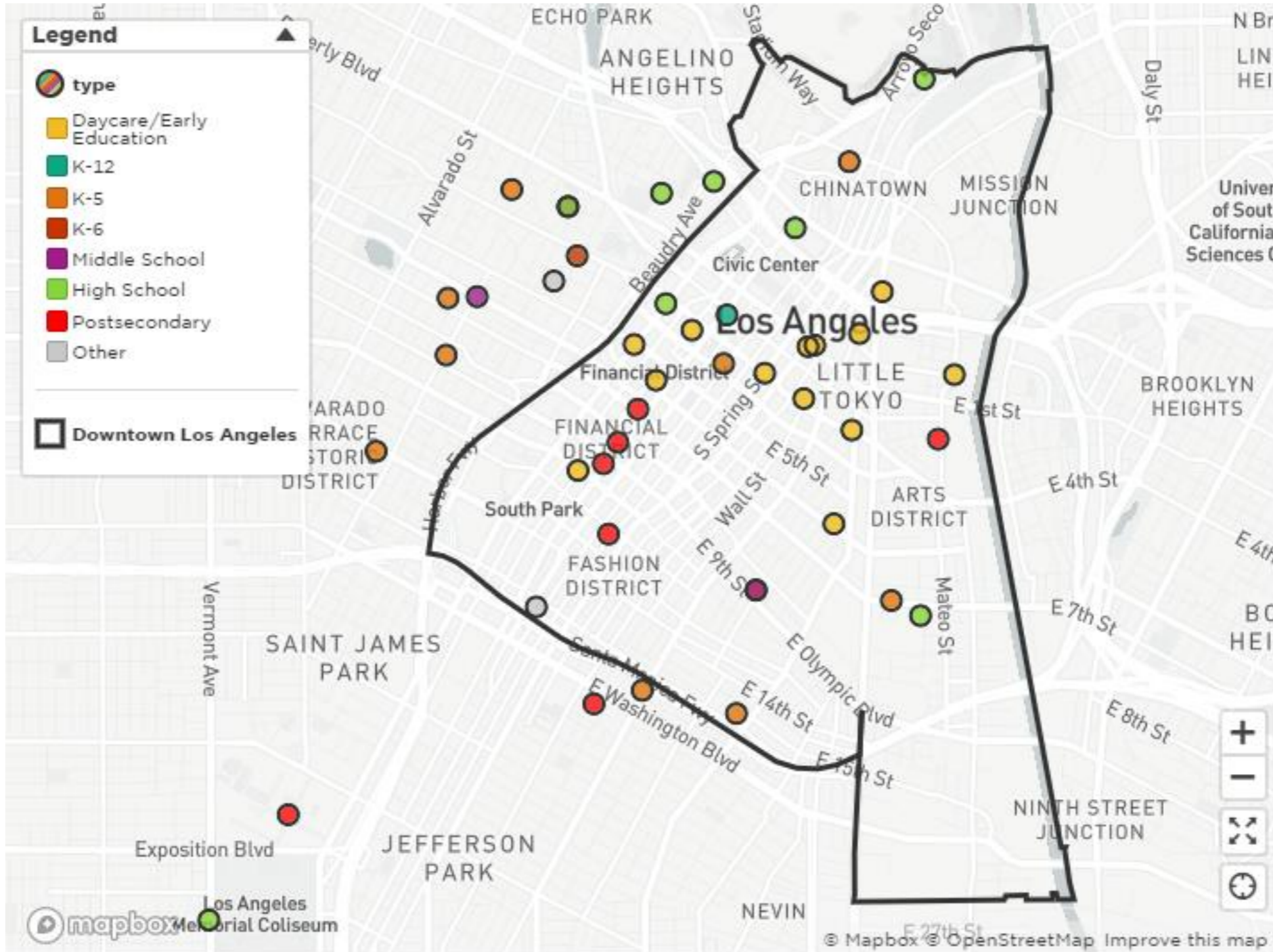
Downtown's young workers earn higher incomes than elsewhere in the City and County

Median Income by Age



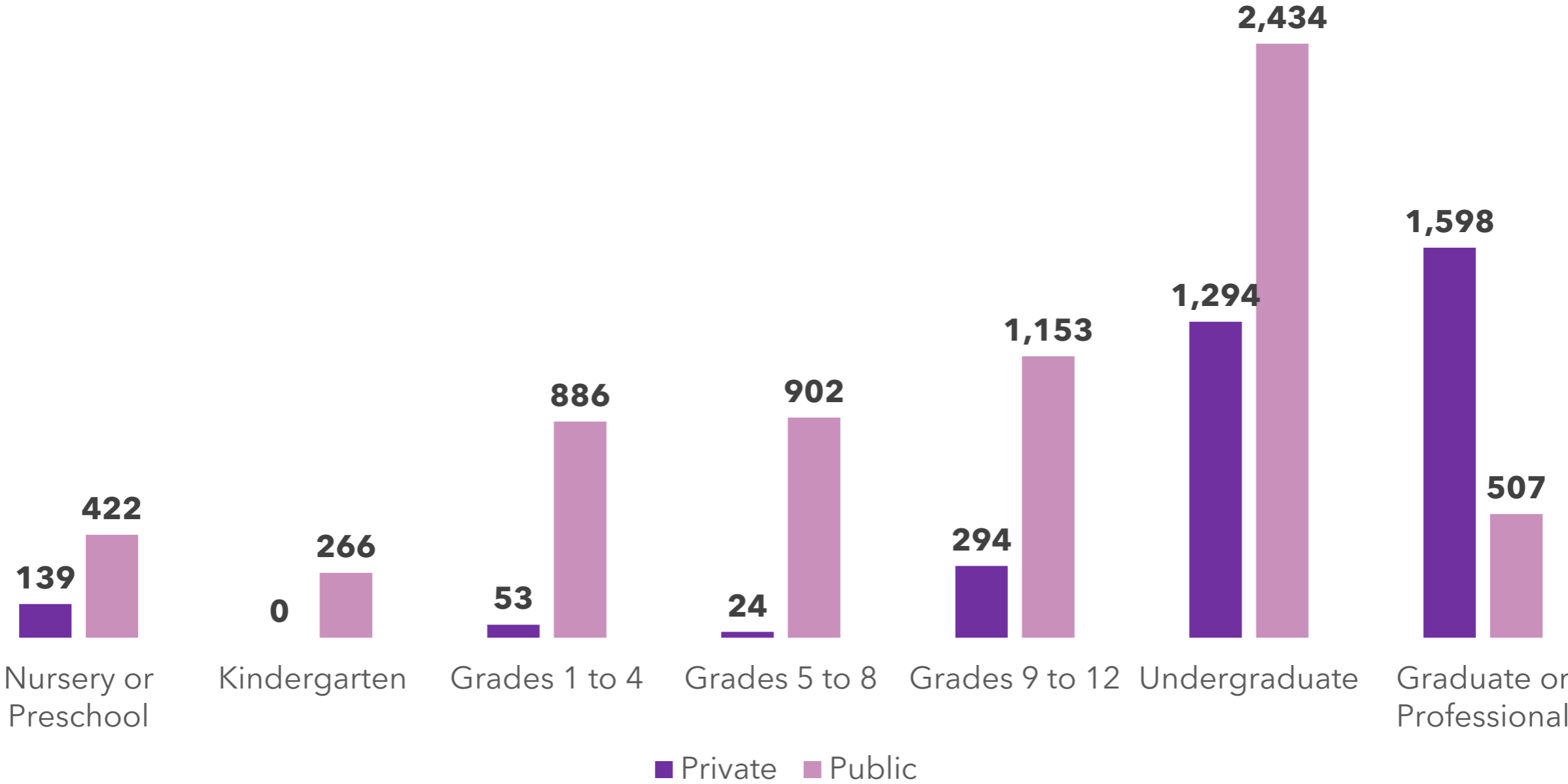
Downtown has established several postsecondary educational institutions and options for daycare and early ed but is lacking in K-12 options within close walking distance to residential areas

Downtown LA Educational Institutions



An estimated 10,000 DTLA residents are enrolled in school, primarily in public schools and a large share in postsecondary school

DTLA Resident School Enrollment



Source: US Census 2013-2017 ACS

Notes on Methodology

Notes on Methodology

Boundaries and Methodology

Downtown does not have official boundaries, but is generally considered as encompassing Chinatown to the north and bounded by the River to the east, the 10 Freeway to the south and the 110 Freeway to the west. For the purposes of DTLA Insights, CCA defined Downtown as the two Community Plan Areas -- Central City and Central City North -- that provide the regulatory framework for land use and development set forth by the Department of City Planning.

CCA collected data used in DTLA Insights from a variety of sources, and pulled the data using these specific boundaries wherever possible.

Downtown Boundaries used for DTLA Insights

