



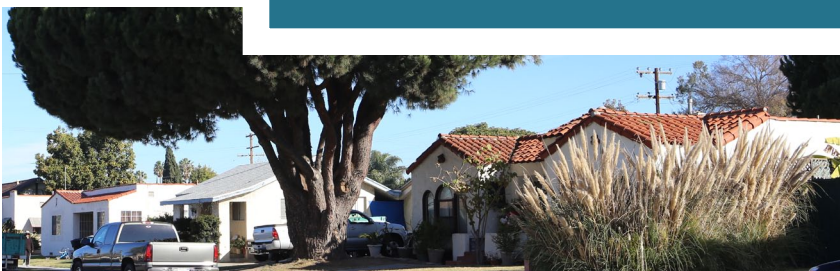
## INTRODUCTION TO THE SNAPSHOT

This Community Snapshot describes Westminster as it is today—its residents, community structure, housing, mobility, and local economy—and important trends and projections. It provides a framework for understanding the City, its attributes, and relevant issues in planning its future. Some topics examine Westminster against a “comparison region” to highlight the City’s unique characteristics. The comparison region includes the cities of La Palma, Garden Grove, Fountain Valley, and Costa Mesa as well as the Census County Division of Anaheim-Santa Ana-Garden Grove. We encourage you to think about the findings in this Snapshot as the community defines the City’s long-term vision as part of the General Plan Update process.








# COMMUNITY SNAPSHOT

CITY OF WESTMINSTER | FALL 2014



# MOBILITY

## TRANSPORTATION TO WORK

MODE CHOICE	WESTMINSTER	COMPARISON REGION
 SINGLE PASSENGER	81%	77%
 CARPOOL	10%	12%
 PUBLIC TRANSIT	3%	4%
 BIKING/WALKING	3%	4%
 WORK AT HOME	3%	3%

## MOBILITY

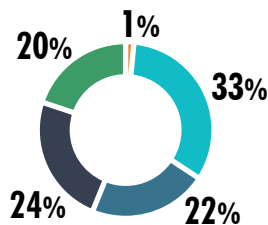
As of 2011, a majority (93 percent) of Westminster's residents with jobs commuted outside of the City for work, with only approximately 2,300 Westminster residents working in the City. Westminster residents are most likely to work in the nearby cities of Santa Ana, Irvine, and Huntington Beach, and approximately a third of Westminster residents work outside Orange County. The darkest areas on the map to the right visually illustrate specific areas of the region where Westminster residents are most likely to work, including the Asian Garden Mall, Irvine Business Complex, South Coast Metro, Boeing, and Downtown Long Beach. Although the City has an outflow of about 32,600 workers every day, Westminster experiences an inflow of about 17,500 people who work within its boundaries but live outside the City. These workers are most likely to come from the cities of Garden Grove, Huntington Beach, Anaheim, or Santa Ana. As the City considers how to shape its future, it may evaluate the types of jobs its residents have against the types of jobs offered in the City and develop strategies to more closely align these opportunities.

Travel time to work affects quality of life. Long commutes detract from the time one can spend with family and friends and is generally unproductive time, especially for those in single-occupancy vehicles. In 2012, Westminster residents were less likely to have a very short commute (less than 10 minutes) than workers in the comparison

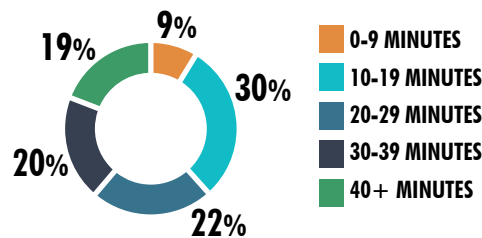
region and more likely to have very long commutes (more than 30 minutes). As with the comparison region, most residents travel to work in a single passenger automobile. When compared to its neighbors, Westminster residents are slightly less likely to take any other form of transportation.

## TRAVEL TIME TO WORK

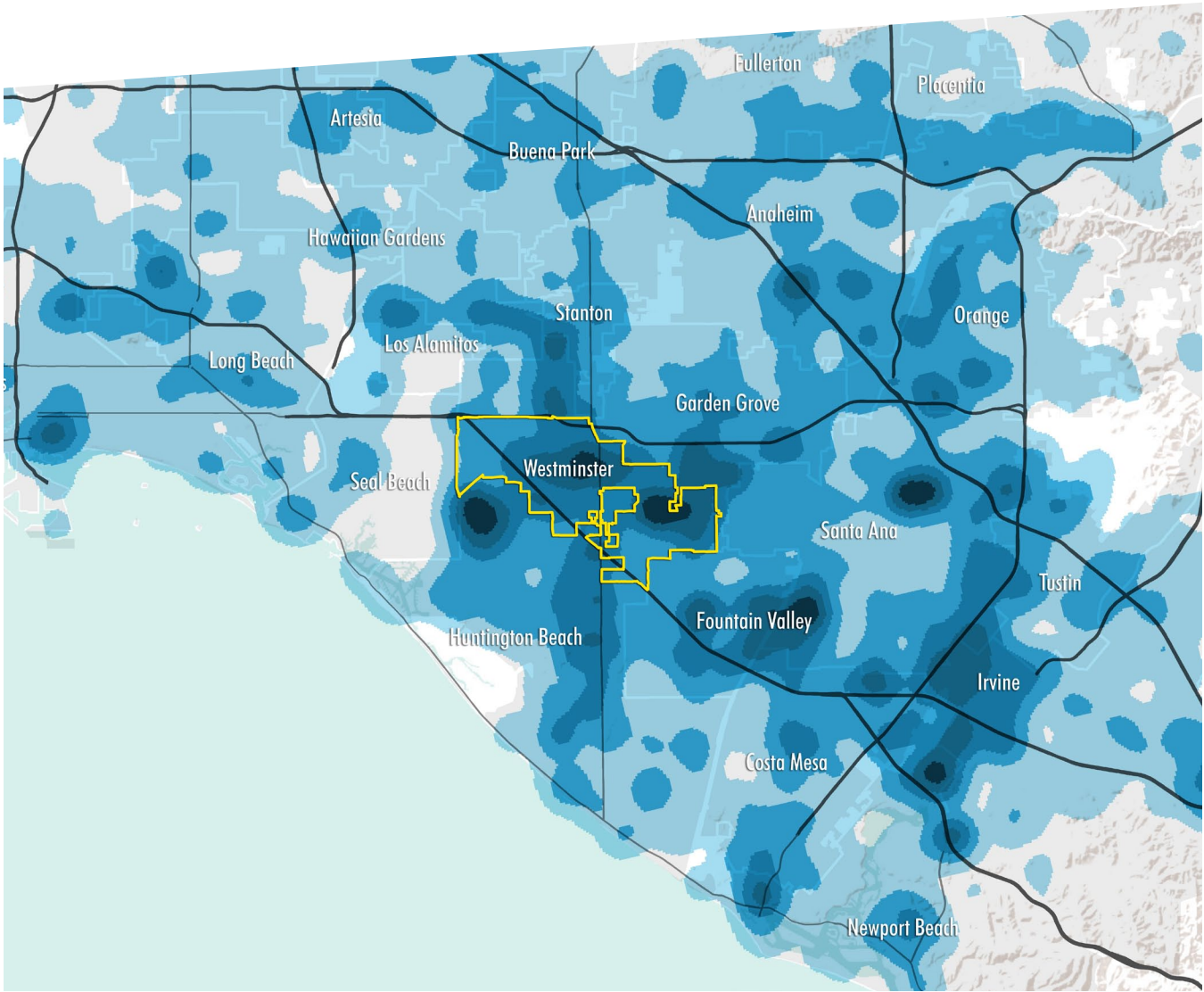
WESTMINSTER



COMPARISON REGION



Source: U.S. Census Bureau, 2012.



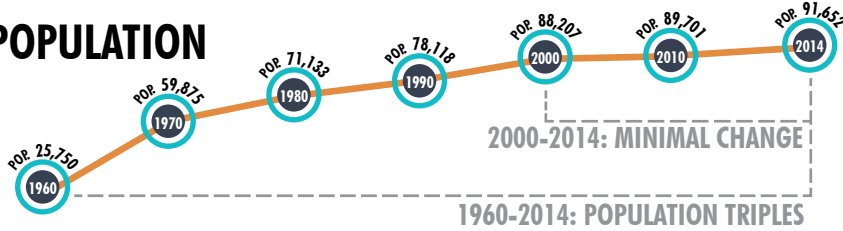
Source: U.S. Census Bureau, Center for Economic Studies, LEHD, Westminister, 2011.

## WHERE WESTMINSTER RESIDENTS WORK

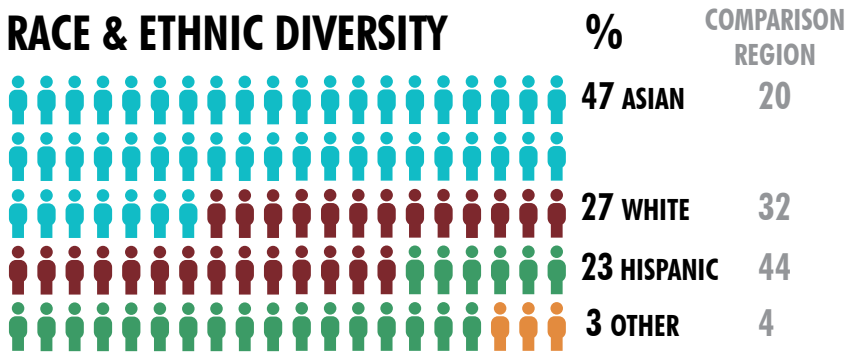


# PEOPLE

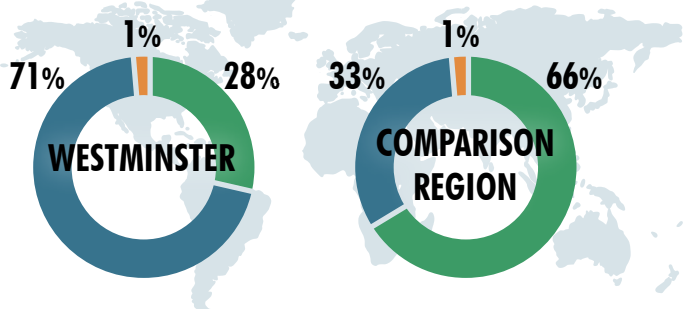
## POPULATION



## RACE & ETHNIC DIVERSITY



## LANGUAGES SPOKEN OTHER THAN ENGLISH



- SPEAKS SPANISH OR SPANISH CREOLE
- SPEAKS ASIAN AND PACIFIC ISLAND LANGUAGES
- SPEAKS OTHER LANGUAGES

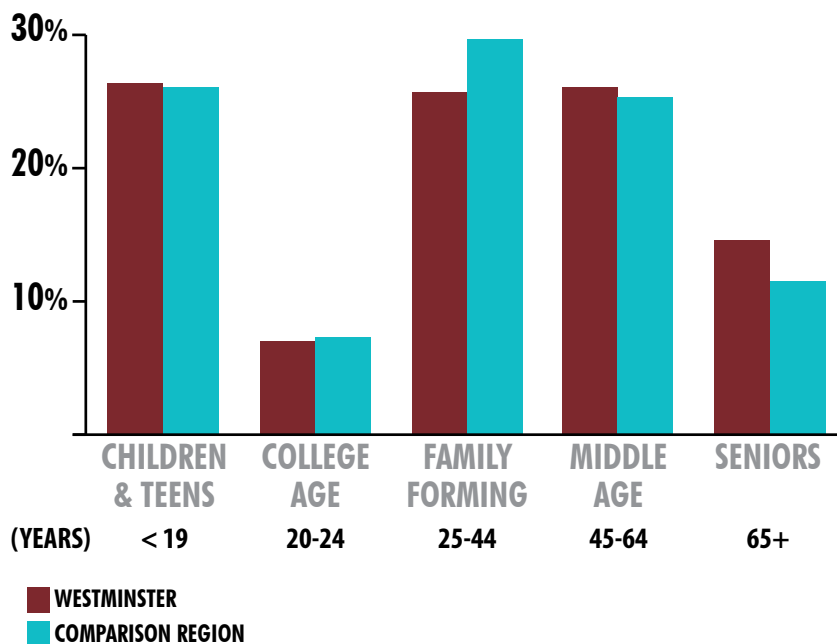
## POPULATION

Westminster has the 10th largest population out of 34 cities in Orange County, with 91,652 residents in 2014. From 1960 to 2014, Westminster's population grew significantly compared to the preceding 50 years. Much of that growth occurred between 1960 and 2000, with only a 2 percent increase during the past 15 years.

## DIVERSITY

Westminster is a culturally diverse community—in 2012, nearly 75 percent of residents identified themselves as something other than White (non-Hispanic). Almost half of Westminster's residents identify as Asian. Both Westminster and its neighbors have approximately equal percentages of residents who identify as White (non-Hispanic), but Westminster's neighbors have a much larger proportion of residents who identify as Hispanic (23 percent in Westminster, 44 percent in the comparison region). Westminster's diverse population base suggests a multicultural future for the City that is enriched by varied ethnic and racial communities and traditions.

## AGE OF RESIDENTS

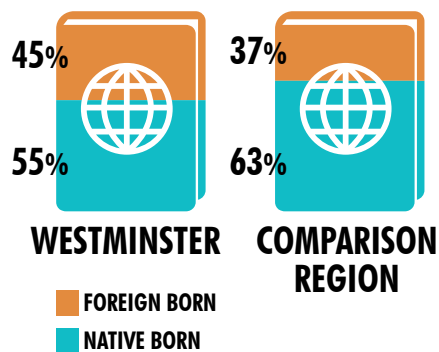


## AGE

The age distribution in Westminster has experienced greater variability over time compared to Orange County, evidenced by the significant percentage of “baby boomers” (people born between the mid-1940s and mid-1960s) and their children, known as the “echo boom” (people born between the early 1980s and early 2000s). As of 2012, Westminster had a higher population of residents who are 65 and older. In essence, it is a much older community than its neighbors. Over the next 20 years, as the older generation downsizes from larger houses to smaller, more manageable homes, the housing needs of Westminster’s residents may change. Additionally, there will be an increase in demand for medical care, health care facilities, specialized recreation programs, and comparable services.

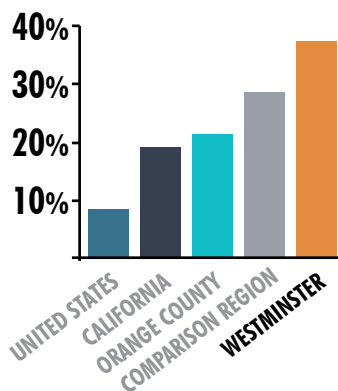
## PLACE OF BIRTH

RESIDENTS BORN OUTSIDE OF THE UNITED STATES



## LANGUAGE AT HOME

RESIDENTS WHO SPEAK A LANGUAGE OTHER THAN ENGLISH AT HOME



## ORIGIN

Reflecting its diverse cultural identity, Westminster has a significant proportion of foreign-born residents—approximately 45 percent of residents were born outside of the US based on 2012 numbers. Nearly 40 percent of Westminster residents speak Vietnamese at home; of these, about two-thirds report that they do not speak English very well. Westminster has a much larger population who are 14 years or older and not proficient in English than the comparison region.

# PLACE

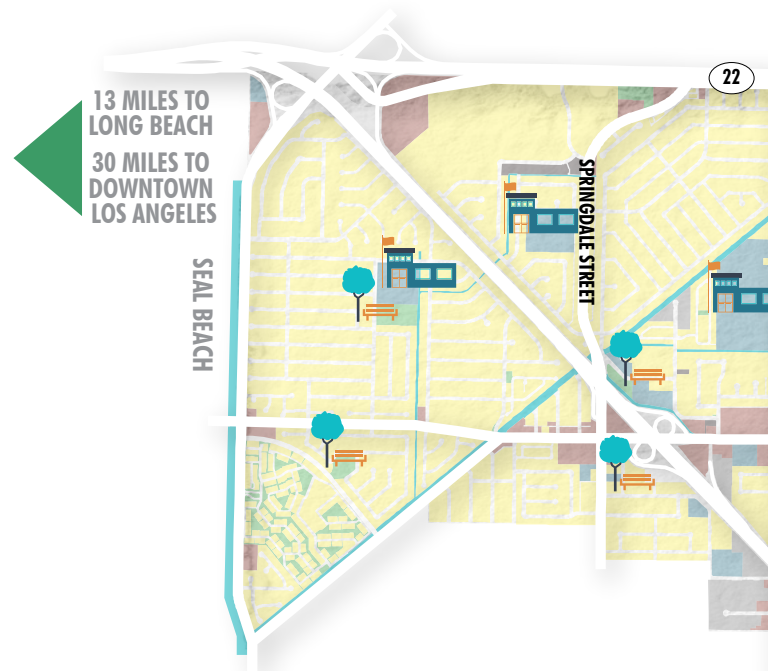
## LAND USE

The City of Westminster and its unincorporated county islands encompass 10.8 square miles, or approximately 6,800 acres. It is in northern Orange County and is well connected to key destinations throughout the region via I-405 and SR-22.

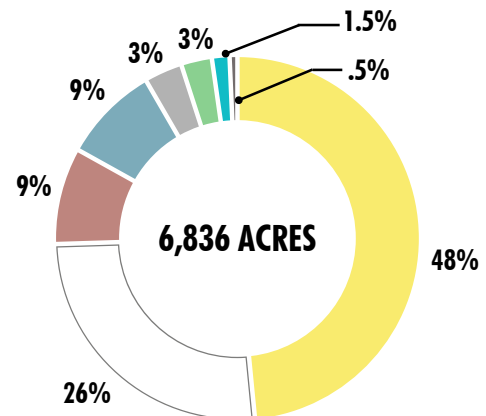
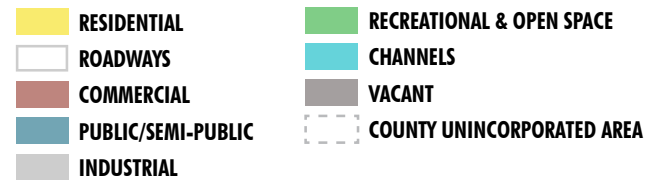
Westminster is a community defined by its established residential neighborhoods—nearly half of the City is devoted to residential uses. As is typical for many cities in Orange County, a quarter of Westminster’s land is dedicated to roadways. Public/semi-public uses (schools, religious institutions, and civic buildings) and commercial uses (retail and office) each represent approximately 9 percent of the City’s land. Industrial uses (light and heavy) and recreational and open space opportunities each account for approximately 3 percent of the City, and channel uses represent 1.5 percent.

As of 2014, less than 1 percent of the City’s total acreage remains undeveloped. Given that the City is largely built out, its activity centers (such as the Civic Center and Westminster Mall) and its corridors (such as Westminster and Beach Boulevards and Bolsa Avenue) may offer the City’s primary opportunities for new development over the next thirty years, as envisioned in the photos below.

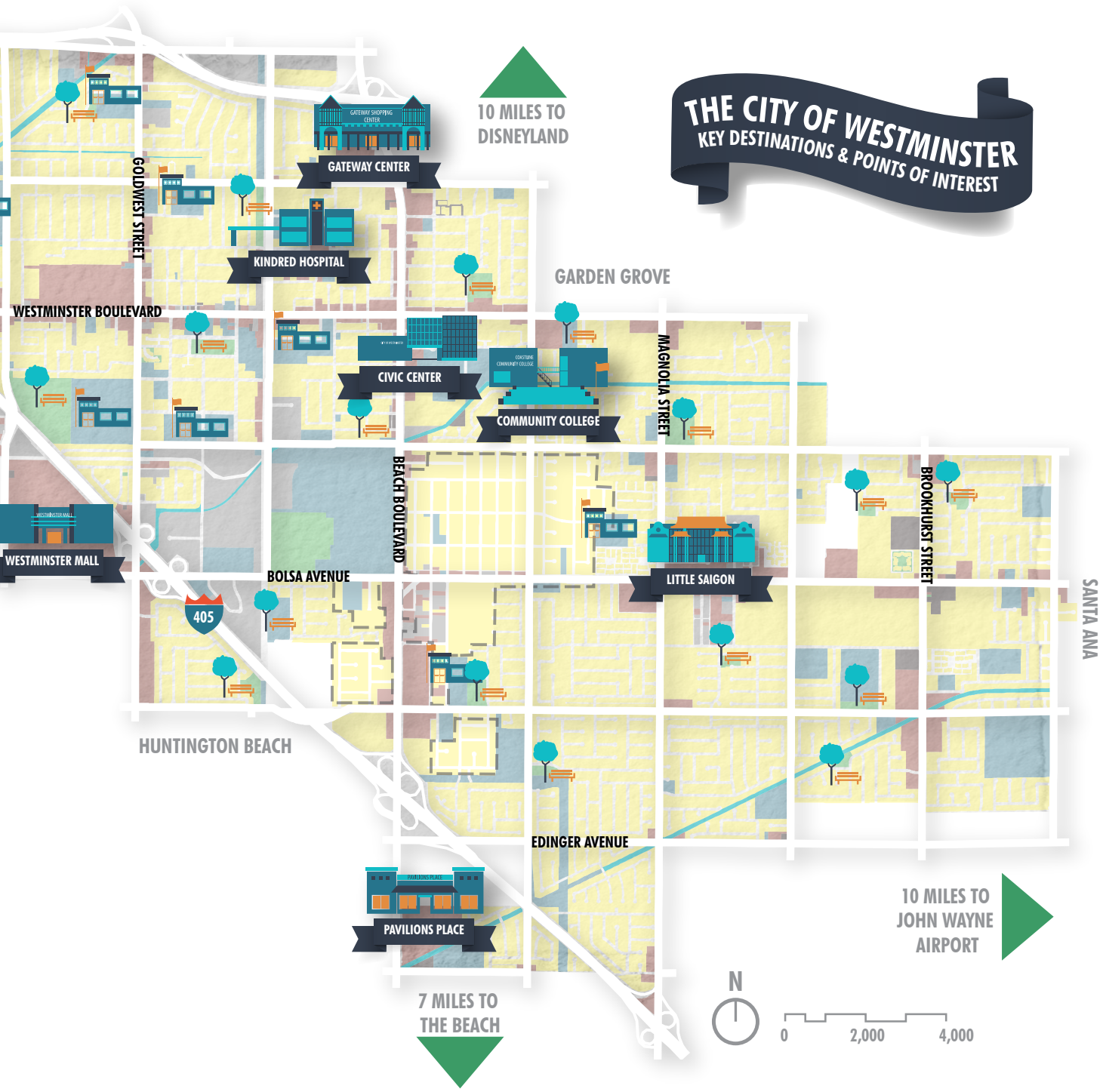
## WHAT COULD WESTMINSTER LOOK LIKE IN 30 YEARS?



## EXISTING LAND USE DISTRIBUTION



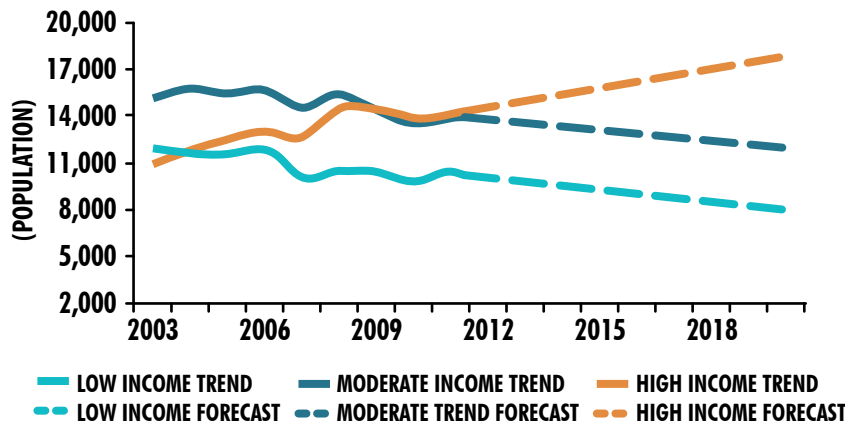
Source: City of Westminster and PlaceWorks, 2014.



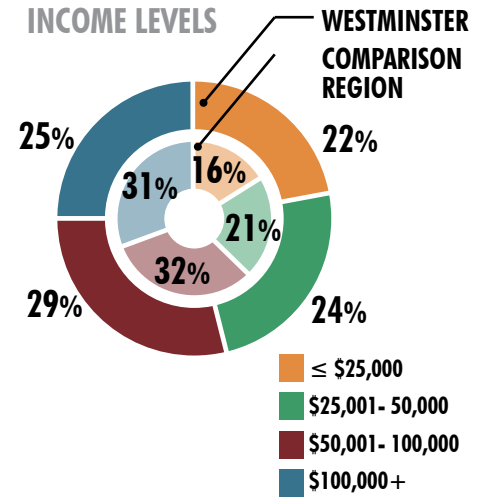
# ECONOMY

## INCOME

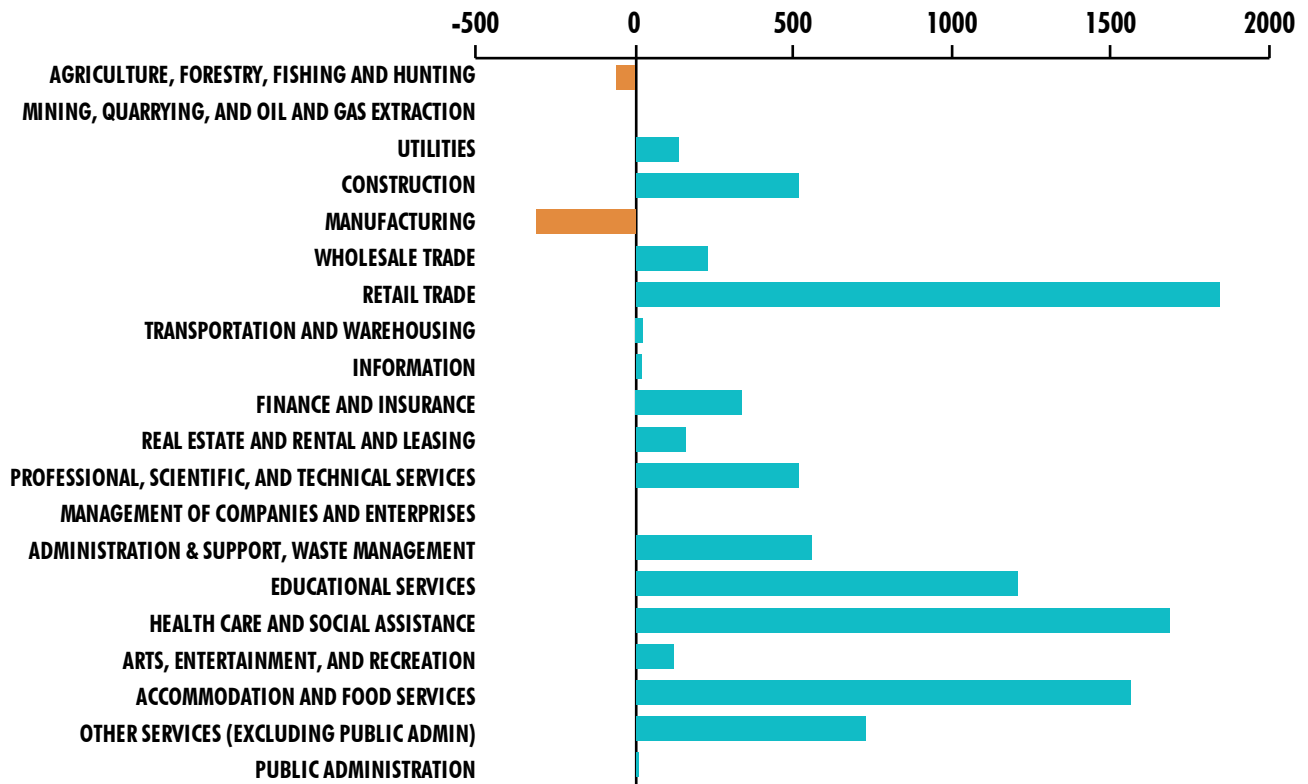
### INCOME FORECAST



### INCOME LEVELS



## NET JOB GAIN/LOSS 2010-2035

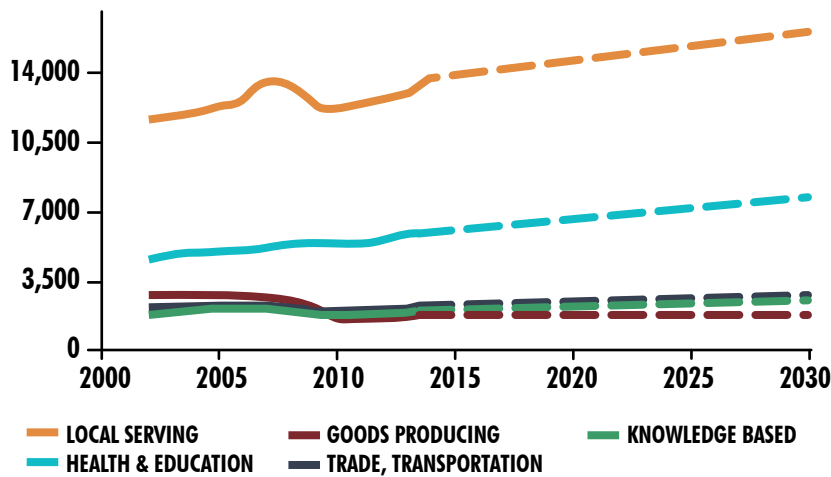


Source: U.S.Census Bureau, 2012.



## EMPLOYMENT

### EMPLOYMENT BY INDUSTRY/TREND FORECAST



## ECONOMY

Based on an analysis prepared for the General Plan Update, Westminster experienced a 4 percent growth in jobs between 2000 and 2010. If trends continue, employment would reach 22,800 by 2025. This represents a total increase of 2.2 percent (500 jobs) over the City's 2003 employment figure of 22,300.

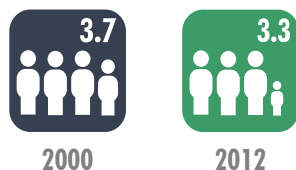
The retail trade sector is expected to constitute the largest increase in jobs. Westminster is primarily a residential community, so its jobs mainly lie in the local-serving sectors, including retail. To achieve its projected retail job growth, however, the retail sales growth must keep up its current pace. In order to compete with the growth of online shopping, Westminster will need to expand on its development of retail and create an appeal that is a preferable experience to the ease and convenience of shopping online. Health-care-related jobs are also likely to increase, since all of California faces an aging population. The baby boomers, born between the 1946 and 1964, represent the largest population surge of this century. As those people reach old age and retirement, they will need significantly more care. Westminster is a bedroom community and does not employ many workers in the goods-producing sector; if trends continue, it will employ even fewer. However, this decrease in jobs is not highly significant and will be compensated by the retail and health-care jobs.

Westminster residents have a median income of \$54,780, approximately a quarter less than the median income for all Orange County residents. Though approximately the same proportion of residents in Westminster and its neighbors make between \$50,000 and \$100,000 per year, Westminster residents are less likely to be part of the highest income bracket (more than \$100,000 per year).

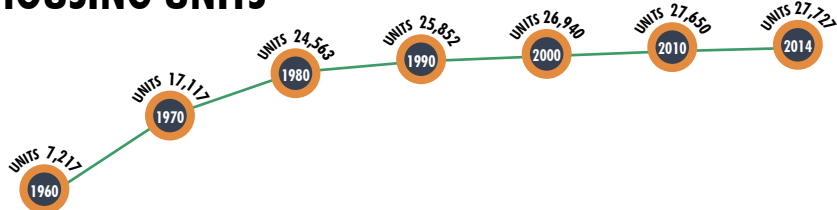
Although the City of Westminster has seen a decline in its residents' median income over the past decade, recent figures indicate that the number of people earning low and moderate incomes has decreased and that the number of people earning higher incomes has increased. This trend is projected to continue as the number of new family-forming dual-income households grow.

# HOUSING

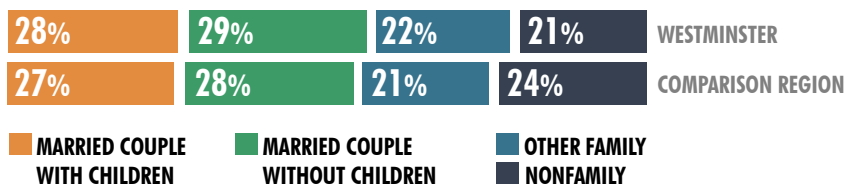
## AVERAGE HOUSEHOLD SIZE



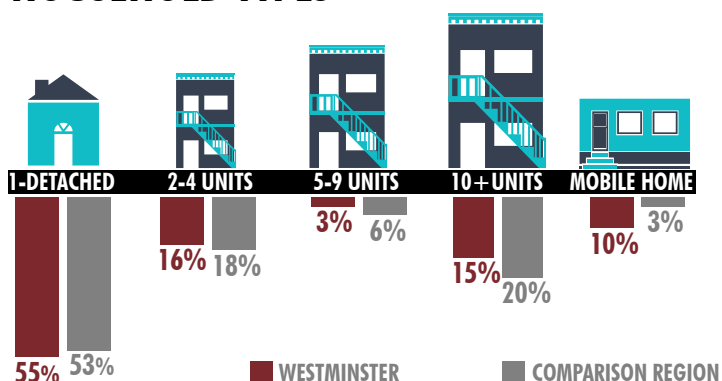
## HOUSING UNITS



## HOUSEHOLD COMPOSITION



## HOUSEHOLD TYPES



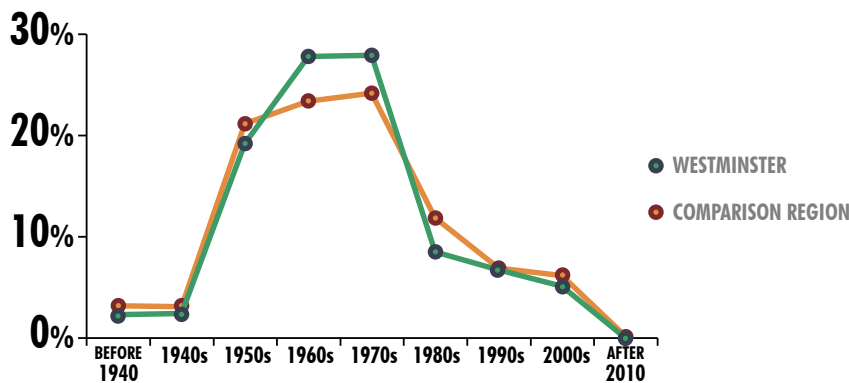
## HOME OWNERSHIP

Westminster experiences a relatively consistent rate of homeownership when compared to the comparison region, with 55 percent of its units owner occupied. The residential occupancy rate measures how the supply of available housing meets the demand for different types of housing. Housing policy analysts consider reasonable vacancy rates to be 5 to 6 percent for rental units and 1.5 to 2 percent for ownership housing. Like its neighbors, Westminster housing vacancy rates are very low, averaging 4.4 percent for rental housing and 1.3 percent for homeowner vacancy.

## HOUSEHOLD SIZE

The average household size in Westminster declined over the last decade, from 3.71 in 2000 to 3.33 in 2012. Westminster's neighbors have experienced a similar decline in their average household size, falling in neighboring cities from 3.76 in 2000 to 3.40 in 2010. Both Westminster and its neighbors consistently have a higher average household size than Orange County, which was at 3.48 in 2000 and dropped to 3.01 in 2012.

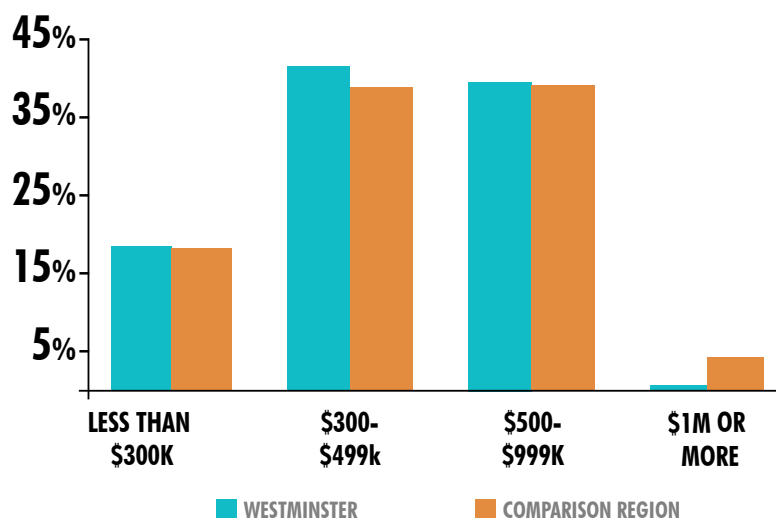
## YEAR HOUSING BUILT



## HOUSING TYPE

Westminster offers a mixture of housing types that provide a range of amenities and costs that can serve a variety of incomes and lifestyles. The City of Westminster had 27,727 housing units in 2014. Because Westminster is largely built out, only 5 percent of its housing units have been added since 2000. Over half of Westminster's housing units were built from 1960 to 1979. Compared to its neighbors, a slightly larger proportion of Westminster's housing units are detached single-family or mobile homes. Westminster has a smaller percentage of multifamily homes compared to its neighbors across all multifamily home categories.

## HOUSING VALUE



The average home price in Westminster in 2012 was \$462,000 compared to a median price of approximately \$458,000 for the comparison region and \$538,000 in Orange County. When compared to the comparison region, Westminster has a higher proportion of homes between \$300K and \$499K and fewer homes valued at \$1M or more. Given that Westminster is largely built out, its housing values are expected to rise as supply remains constrained.

# WESTMINSTER General Plan



OPPORTUNITY. COMMUNITY. PROGRESS.

## WHERE WE'VE BEEN AND WHERE WE ARE GOING

Those who choose to call Westminster home live here for its diversity, location, and family-friendly atmosphere. These qualities distinguish Westminster from other cities in Orange County and contribute to its reputation as a great place to live and raise a family.

During the General Plan process in 1965, the community was asked, "How would you like to see Westminster develop in the future?" The highest priorities were the need for new commercial and industrial development, the creation of a central core and activity center, and the preservation and beautification of residential areas.

In 1985, the General Plan envisioned an "economically balanced community through the development of commerce and industry" and "an increasingly desirable city in which to reside" for a rapidly growing population. The vision sought to continue improving the community's image by providing variety in residential types, shopping facilities, and employment centers; a highly functional system of parks, schools, and civic facilities; and other public amenities.

The City's existing General Plan was approved almost 20 years ago. With the theme, "A City of progress, built on pride," the 1996 General Plan identified issues already brought to light in previous General Plans, including the City's image, public facilities, development of housing, provision of open space, infrastructure and community services, public safety, and economic vitality of the community.

This Community Snapshot is a critical first step in the preparation of the City of Westminster's 2014 General Plan Update because it explores how Westminster has changed over the past 50 years compared to its neighbors, and presents some findings for the community to consider as we plan for the City's growth over the next 30 years. A General Plan is a blueprint for the City's future growth, and we will use the information in the Community Snapshot to create that blueprint—to develop a common vision and define goals that preserve our neighborhoods and special places and address important issues facing the community. Are the issues we face the same? Have they changed? What makes our community distinct from others in Orange County and Southern California? Your participation and input to this process will help answer those questions and shape the quality of life for our future residents, businesses, and visitors.

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