

## Fifth Supervisorial District Strategy Area Designations

<b><u>Community</u></b>	<b><u>Level IV</u></b>	<b><u>Level III</u></b>	<b><u>Level II</u></b>	<b><u>Level I</u></b>	<b><u>Pages</u></b>
<b>Unincorporated Agua Dulce</b>		9200.11			V-4
<b>Unincorporated Altadena</b>			4603.02 4610.00 4611.00 4613.00		V-8
<b>Unincorporated Canyon County</b>			9200.33		V-12
<b>Unincorporated Castaic/Lake Hughes</b>			9201.02		V-16
<b>Unincorporated Covina</b>			4037.21 4037.22 4057.01 4057.02 4061.01		V-20
<b>Unincorporated East Pasadena</b>			4631.01		V-24
<b>Unincorporated El Monte</b>			4315.02		V-28
<b>Unincorporated Hi Visa</b>		9001.02			V-32
<b>Unincorporated Kagel Canyon</b>			1042.04		V-36
<b>Unincorporated La Crescenta/Montrose</b>			3005.01		V-40
<b>Unincorporated Lake Los Angeles</b>		9001.03 9001.04			V-44
<b>Unincorporated Littlerock</b>		9100.01			V-48
<b>Unincorporated Llano</b>		9110.01			V-52
<b>Unincorporated Monrovia</b>			4311.00 4312.00		V-56
<b>Unincorporated Newhall</b>			9203.12		V-60
<b>Unincorporated North East San Gabriel</b>			4800.11 4800.12 4801.02		V-64
<b>Unincorporated Pearblossom</b>			9100.02 9101.01		V-68
<b>Unincorporated Quartz Hill</b>		9102.08	9011.01 9011.02		V-72
<b>Unincorporated Roosevelt</b>		9002.01			V-82
<b>Unincorporated South Antelope Valley</b>		9102.01			V-86
<b>Unincorporated Val Verde</b>			9201.06		V-90

## Statistical Profile of the Fifth Supervisorial District

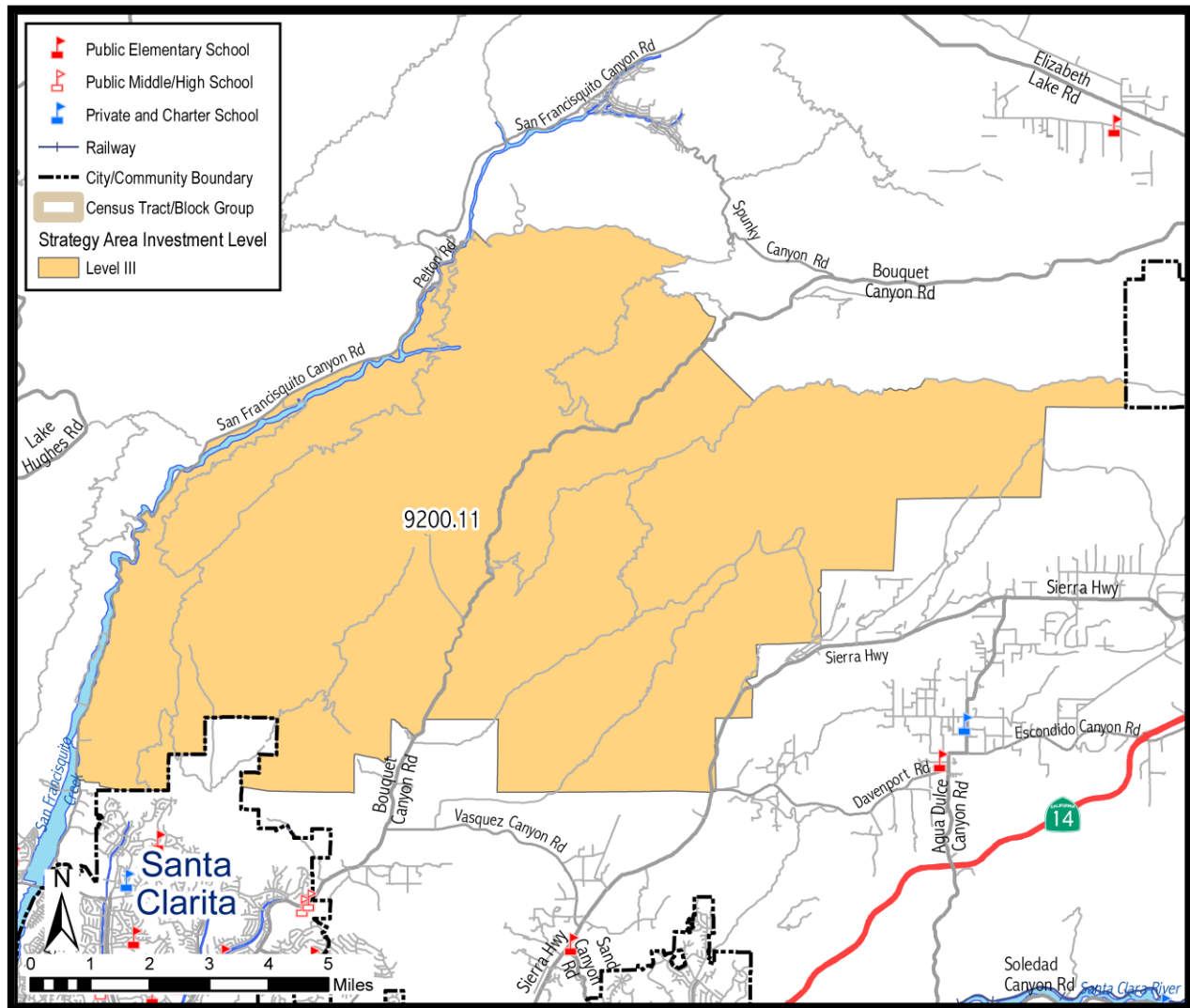
	Strategy Areas	All Unincorporated Areas in the District	Strategy Areas as a % of District's Unincorporated Areas
<b>2010 Census</b>			
Total Population	74,978	322,039	23.3%
Total Low-Income Persons	44,672	111,867	39.9%
Total Housing Units	24,487	109,118	22.4%
<b>2010-2014 American Community Survey 5-Year Estimates</b>			
Unemployed Persons in Civilian Workforce	34,932	159,309	21.9%
Total Units Built Before 1940	1,838	9,681	19.0%
Total Units Built Between 1940 and 1949	2,204	9,298	23.7%
Total Units Built Between 1950 and 1959	4,230	16,431	25.7%
Total Units Built Between 1960 and 1969	2,135	9,855	21.7%
Total Units Built Between 1970 and 1979	3,808	11,276	33.8%
Total Units Built Between 1980 and 1989	6,064	19,808	30.6%
Total Units Built Between 1990 and 1999	2,215	14,533	15.2%
Total Units Built Between 2000 and 2009	2,337	17,445	13.4%
Total Units Built 2010 or Later	52	538	9.7%
Overcrowded Housing Units - Total	2,129	4,811	44.3%
Overcrowded Housing Units - Owners	941	2,344	40.1%
Overcrowded Housing Units - Renters	1,188	2,467	48.2%

Fifth District  
**STRATEGY AREAS**

# District 5 - Unincorporated Agua Dulce

## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP: 9200.11/all:1



### Physical Description

This steeply-sloped area is largely rural land, containing scattered residences and one large mobile-home park, all in fair condition. Housing located in the mobile home park needs major rehabilitation or replacement. Road improvements are needed in this area.







### **Community Development Needs**

Intensive investment is needed in the mobile home park. Many dwellings need improvements ranging from extensive maintenance to major rehabilitation or replacement. Street improvements are needed.

## ***Mobile Home Park***



## ***Single Family Housing***

### **Public/Private Investment Opportunities**

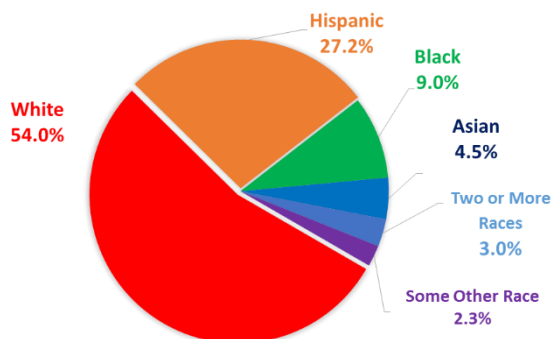
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Street improvements

Designation: **Level III**

## Demographic Characteristics

**Total Population (2010):** 286

### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 86.7%

**Median Income:** \$63,333

Compare to County Median: 113.4%

### Education Level (% of Pop):

Less than 9th grade:	5.0%
Some High School:	20.0%
High school diploma:	18.2%
Some college:	38.2%
College degree:	13.2%
Advance Degree:	5.5%

**Unemployed:** 15.8%

**Households Receiving Public**

**Assistance:** 0.0%

**Persons in Poverty:** 22.5%

**Persons Disabled:** 17.8%



## Housing Characteristics

**Total Units (2010):** 146

### Occupancy:

Owner Occupied	74.4%
Renter Occupied	25.6%

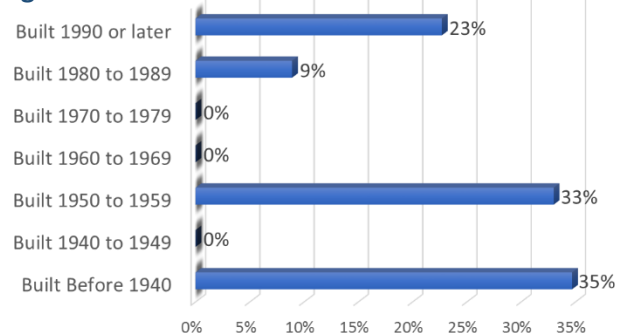
### Vacancy:

Vacant Units	22.8%
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### Type of Units:

Single Family	87.1%
Multi-Family	12.9%
Mobile Homes Boats RV	0.0%

### Age of Units:



**Persons Per Occupied Unit:** 3.4

**Overcrowded Total:** 0.0%

Overcrowded Owners	0.0%
Overcrowded Renters	0.0%

### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	65.0%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	0.0%	0.0%
No Cash Rent	0.0%	35.0%	0.0%	0.0%

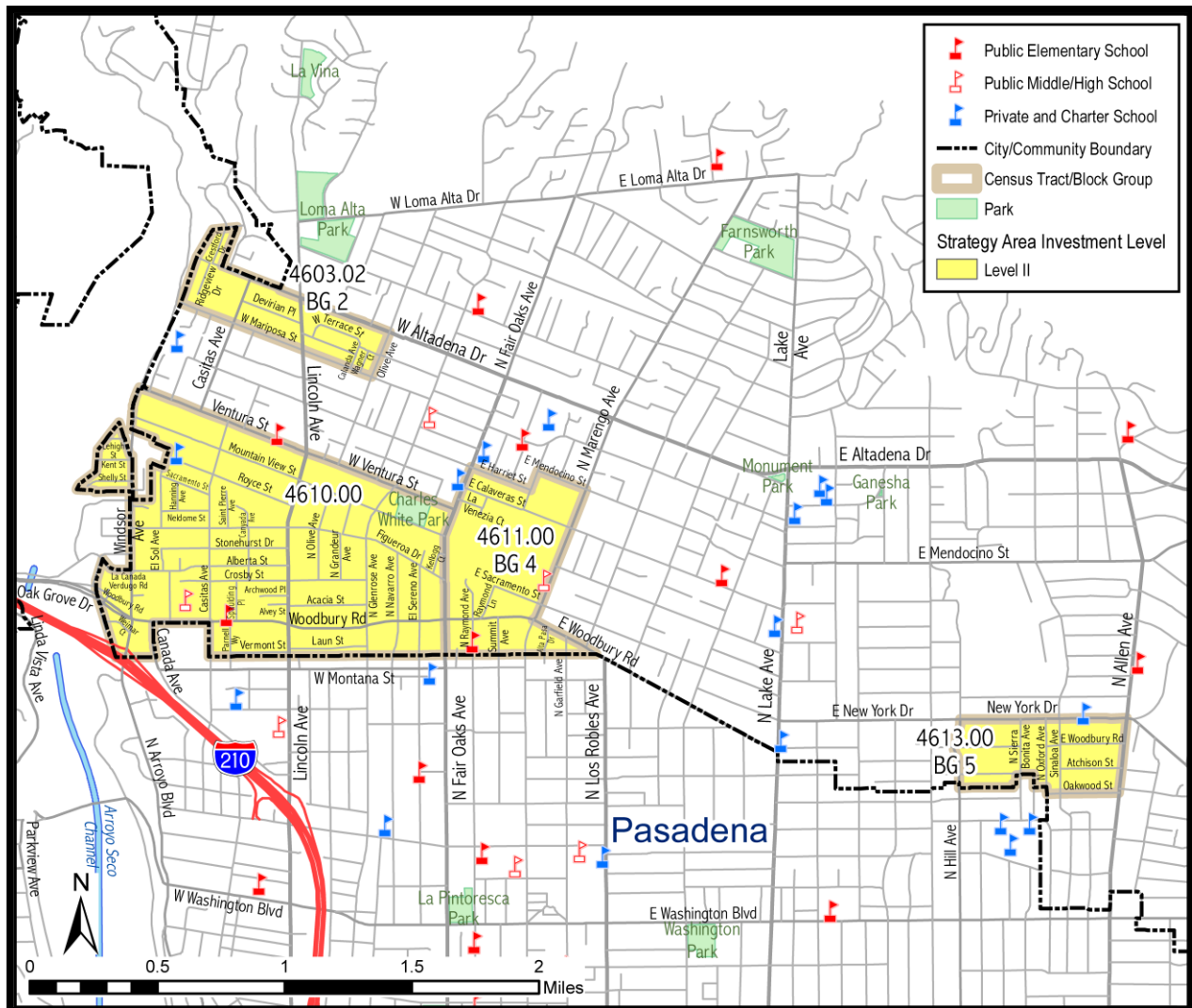
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# District 5 – Unincorporated Altadena

## Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4603.02/2, 4610.00/all, 1-4, 4611.00/4, 4613.00/5



### Physical Description

This area is predominantly single family and multi-family residential, all in standard to good condition. Local commercial development exists primarily along Altadena Drive, Lincoln Avenue, Fair Oaks Avenue, and N. Allen Avenue. A large cemetery comprises about 50% of Census Tract 4611.00. Over 70% of the homes in this area are more than 50 years old, about 47% are renter-occupied, and about 14% are overcrowded. Northwest of this area includes the Altadena Stables on Ridgeview Drive as well as many of the residential properties with large deep lots. Some of these lots are zoned for horse property. Lastly, there is a courtyard apartment complex located on the corner of Lincoln Avenue and Altadena Drive which is in good condition.



## *Single Family Housing*



### **Community Development Needs**

Selective investment is needed in certain residential areas to arrest an emerging pattern of deferred maintenance. Residential and multi-family housing require rehabilitation. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. The courtyard apartments need minor rehabilitation in order to enhance the area.



## *Multi-Family Housing*

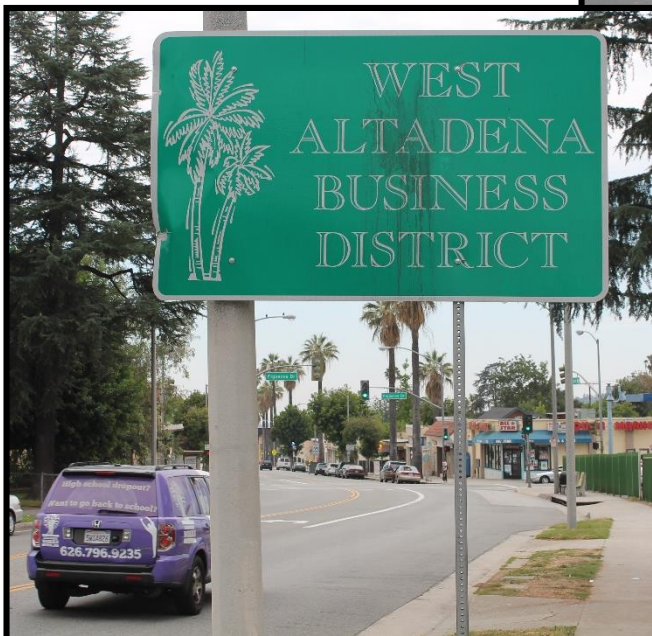


### Community Development Needs

Business areas could benefit from revitalization and redevelopment efforts. Some streets and driveways in this area need repaving or replacement. Local commercial structures could use minor rehabilitation.



## *Commercial Businesses*



### Public/Private Investment Opportunities

- Housing rehabilitation
- Commercial façade and rehabilitation
- Street repair

## Strategy Area: **Unincorporated Altadena**

District: **5**

Census Tracts/Block Groups: 4603.02/2, 4610.00/all: 1-4, 4611.00/4, 4613.00/5

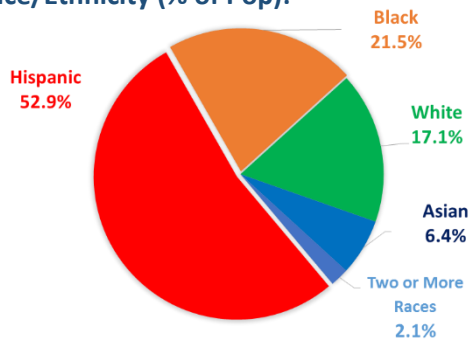
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 10,163

#### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 54.6%

**Median Income:** \$52,000  
Compare to County Median: 93.1%

#### Education Level (% of Pop):

Less than 9th grade:	16.4%
Some High School:	10.4%
High school diploma:	22.7%
Some college:	30.8%
College degree:	13.4%
Advance Degree:	6.3%

**Unemployed:** 13.1%

**Households Receiving Public**

**Assistance:** 4.5%

**Persons in Poverty:** 20.7%

**Persons Disabled:** 10.0%



### Housing Characteristics

**Total Units (2010):** 3,073

#### Occupancy:

Owner Occupied	53.3%
Renter Occupied	46.7%

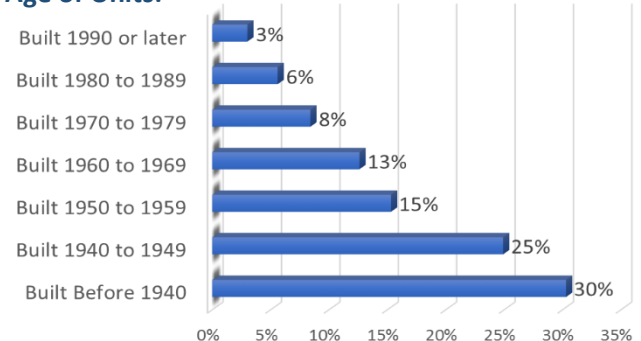
#### Vacancy:

Vacant Units	10.1%
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#### Type of Units:

Single Family	87.0%
Multi-Family	13.0%
Mobile Homes Boats RV	0.0%

#### Age of Units:



**Persons Per Occupied Unit:** 3.5

**Overcrowded Total:** 13.7%

Overcrowded Owners	6.3%
Overcrowded Renters	22.2%

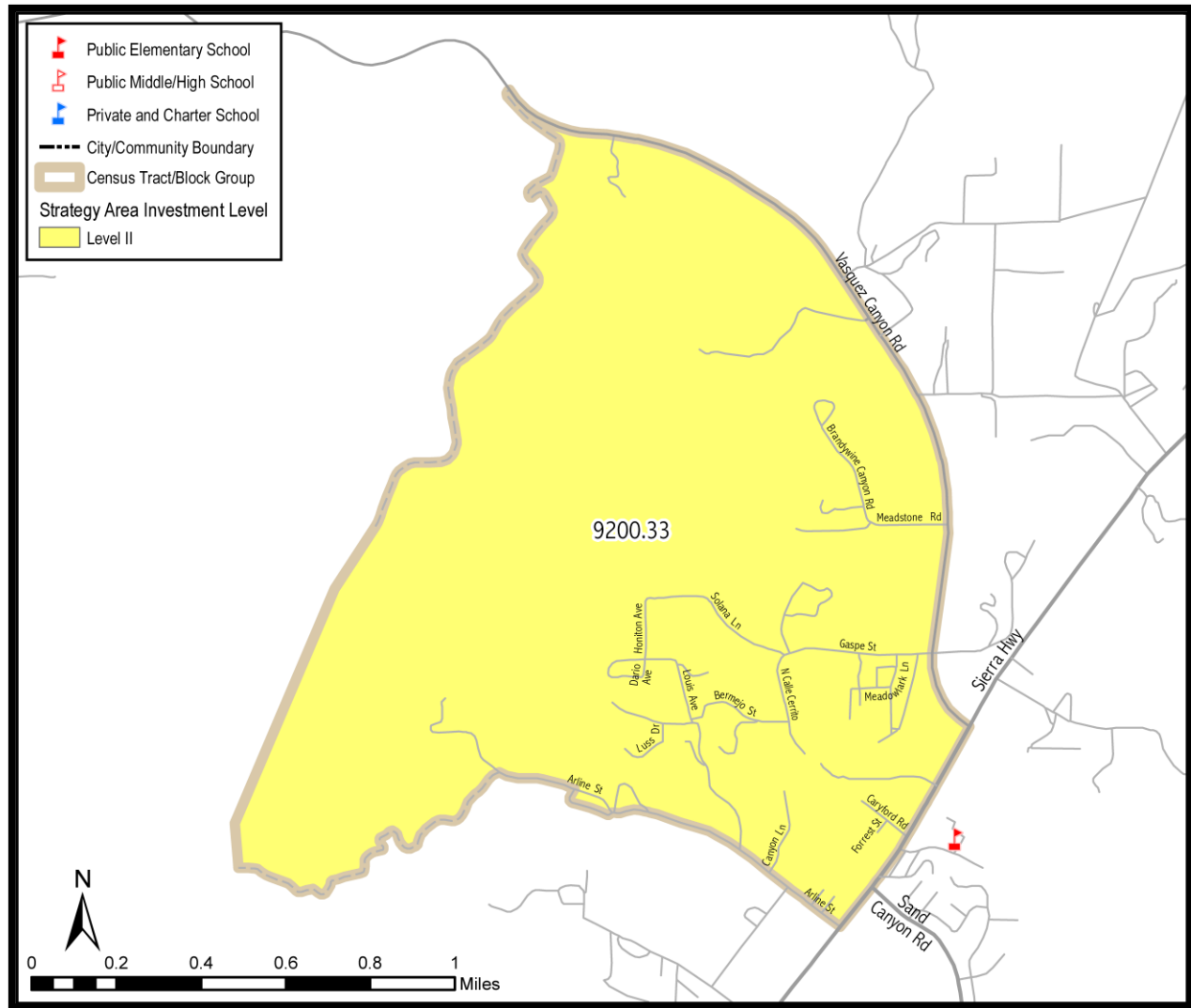
#### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	3.7%	0.8%	1.4%
\$500-749	1.3%	2.1%	0.0%	0.0%
\$750-999	2.7%	6.3%	1.4%	1.3%
\$1000 or More	0.6%	10.5%	47.0%	17.3%
No Cash Rent	0.0%	0.0%	0.5%	3.1%

# District 5 - Unincorporated Canyon Country

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 9200.33/all:1



### Physical Description

This steeply-sloped area is largely rural land, having one large mobile-home park, scattered residential homes, ranches, and horse properties. All dwellings in this area are in standard condition with some needing minor repairs. The mobile homes are in good condition, with minor rehabilitation needed. The commercial uses along Sierra Highway are in standard condition.





## *Single Family Housing*

### Community Development Needs

Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the mobile homes need minor rehabilitation and about 15% need maintenance. Street repaving is needed.



## *Horse Properties*



## *Commercial Businesses*



### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial façade improvement
- Street repair/improvement

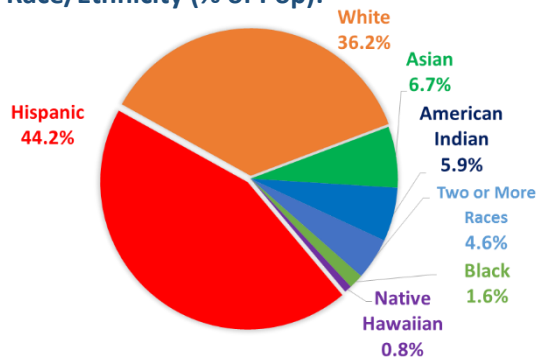
Census Tracts/Block Groups: 9200.33/all: 1

Designation: **Level II**

## Demographic Characteristics

Total Population (2010): 515

### Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 51.1%

Median Income: \$53,750  
Compare to County Median 96.2%

### Education Level (% of Pop):

Less than 9th grade:	8.9%
Some High School:	10.0%
High school diploma:	23.4%
Some college:	41.1%
College degree:	15.5%
Advance Degree:	1.1%

Unemployed 25.4%

### Households Receiving Public

Assistance: 2.2%

Persons in Poverty: 18.4%

Persons Disabled: 23.3%



## Housing Characteristics

Total Units (2010): 182

### Occupancy:

Owner Occupied	79.9%
Renter Occupied	20.1%

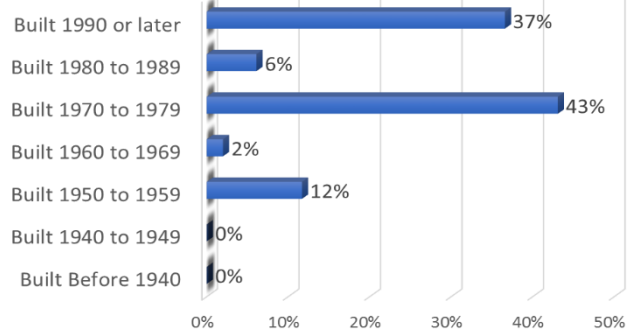
### Vacancy:

Vacant Units	6.6%
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### Type of Units:

Single Family	42.2%
Multi-Family	2.5%
Mobile Homes Boats RV	55.3%

### Age of Units:



Persons Per Occupied Unit: 3.3

Overcrowded Total: 2.2%

Overcrowded Owners	2.7%
Overcrowded Renters	0.0%

### Bedrooms by Gross Rent:

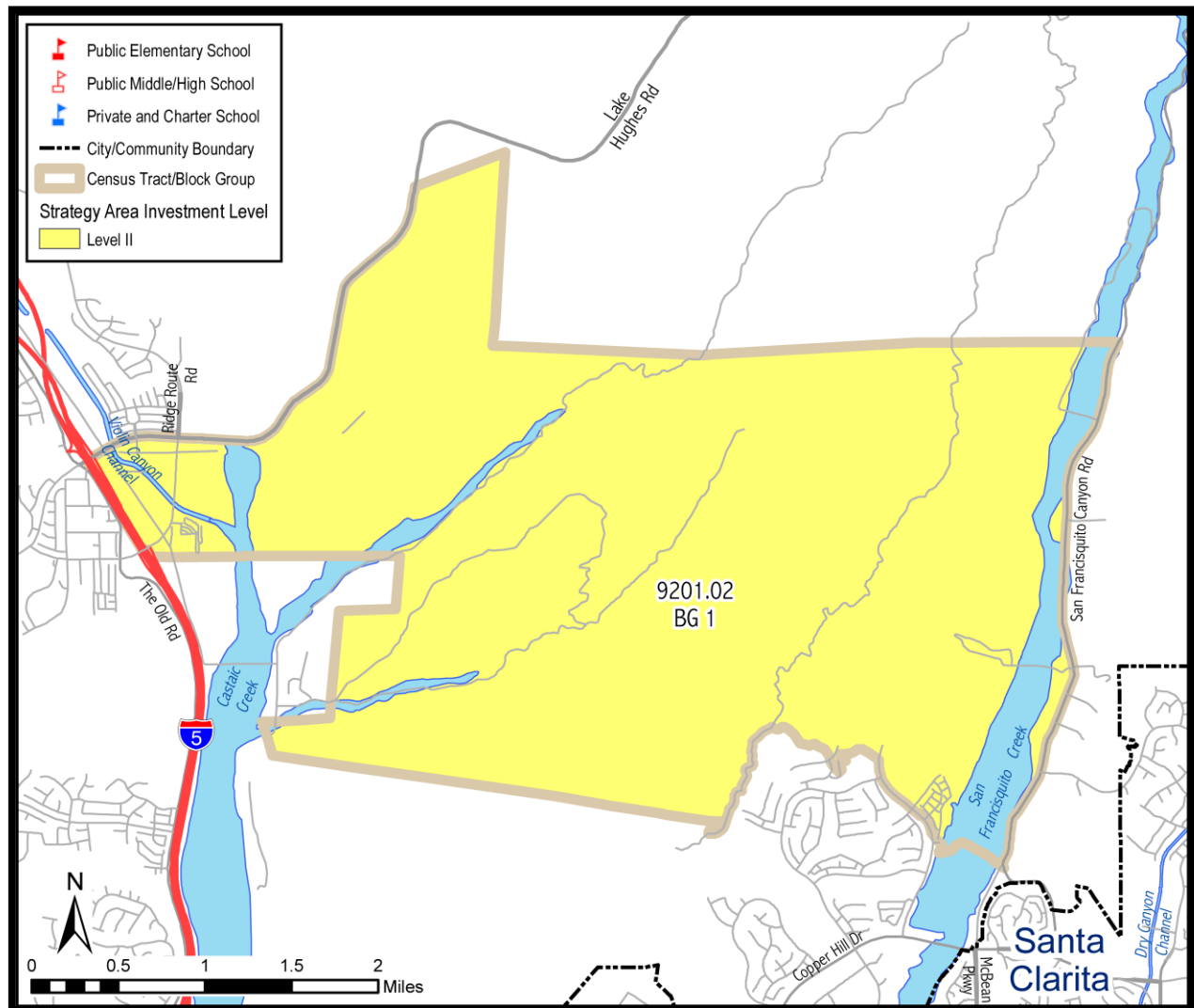
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	13.5%
\$1000 or More	0.0%	0.0%	13.5%	37.8%
No Cash Rent	0.0%	0.0%	0.0%	35.1%

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# District 5 – Unincorporated Castaic/Lake Hughes

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 9201.02/1



### Physical Description

This area consists of single family units, with some being in planned unit developments, and multi-family units primarily located near the commercial areas. The commercial uses that exist along Castaic Road and Ridge Route Road are in good to standard condition, although some businesses are vacant.







## *Single Family Housing*

## *Multi-Family Housing*

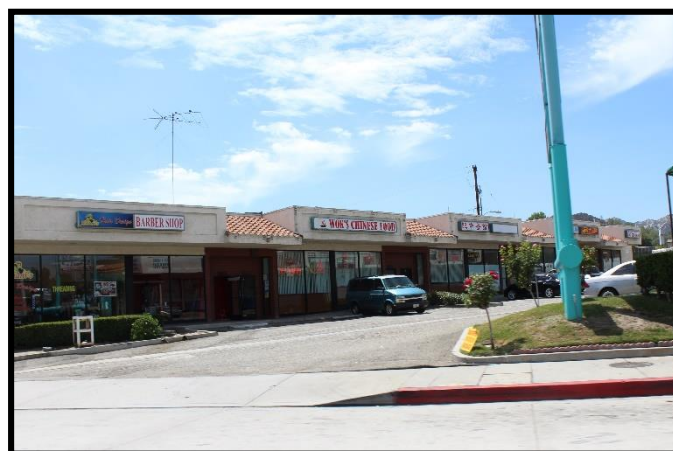


### **Community Development Needs**

Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. There are a few vacant businesses that could benefit from façade improvements.



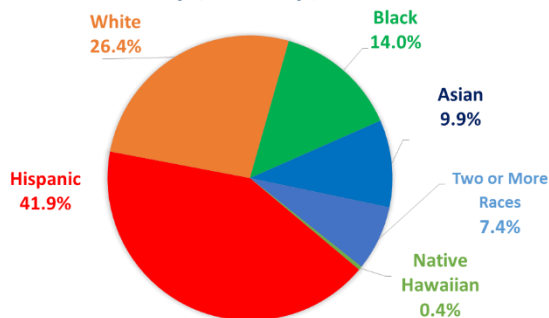
## *Commercial Businesses*



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Commercial façade revitalization

Census Tracts/Block Groups: 9201.02/1

Designation: **Level II****Demographic Characteristics****Total Population (2010):** 1,948**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 52.7%
**Median Income:** \$61,705  
 Compare to County Median: 110.4%
**Education Level (% of Pop):**

Less than 9th grade:	4.7%
Some High School:	6.6%
High school diploma:	17.9%
Some college:	28.5%
College degree:	30.1%
Advance Degree:	12.1%

**Unemployed** 6.8%**Households Receiving Public****Assistance:** 5.5%**Persons in Poverty:** 23.0%**Persons Disabled:** 12.2%**Housing Characteristics****Total Units (2010):** 700**Occupancy:**

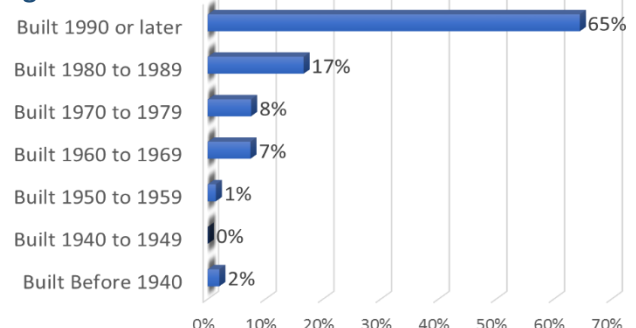
Owner Occupied	34.7%
Renter Occupied	65.3%

**Vacancy:**

Vacant Units	6.8%
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**Type of Units:**

Single Family	50.1%
Multi-Family	49.9%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 3.1**Overcrowded Total:** 7.4%

Overcrowded Owners	3.3%
Overcrowded Renters	9.6%

**Bedrooms by Gross Rent:**

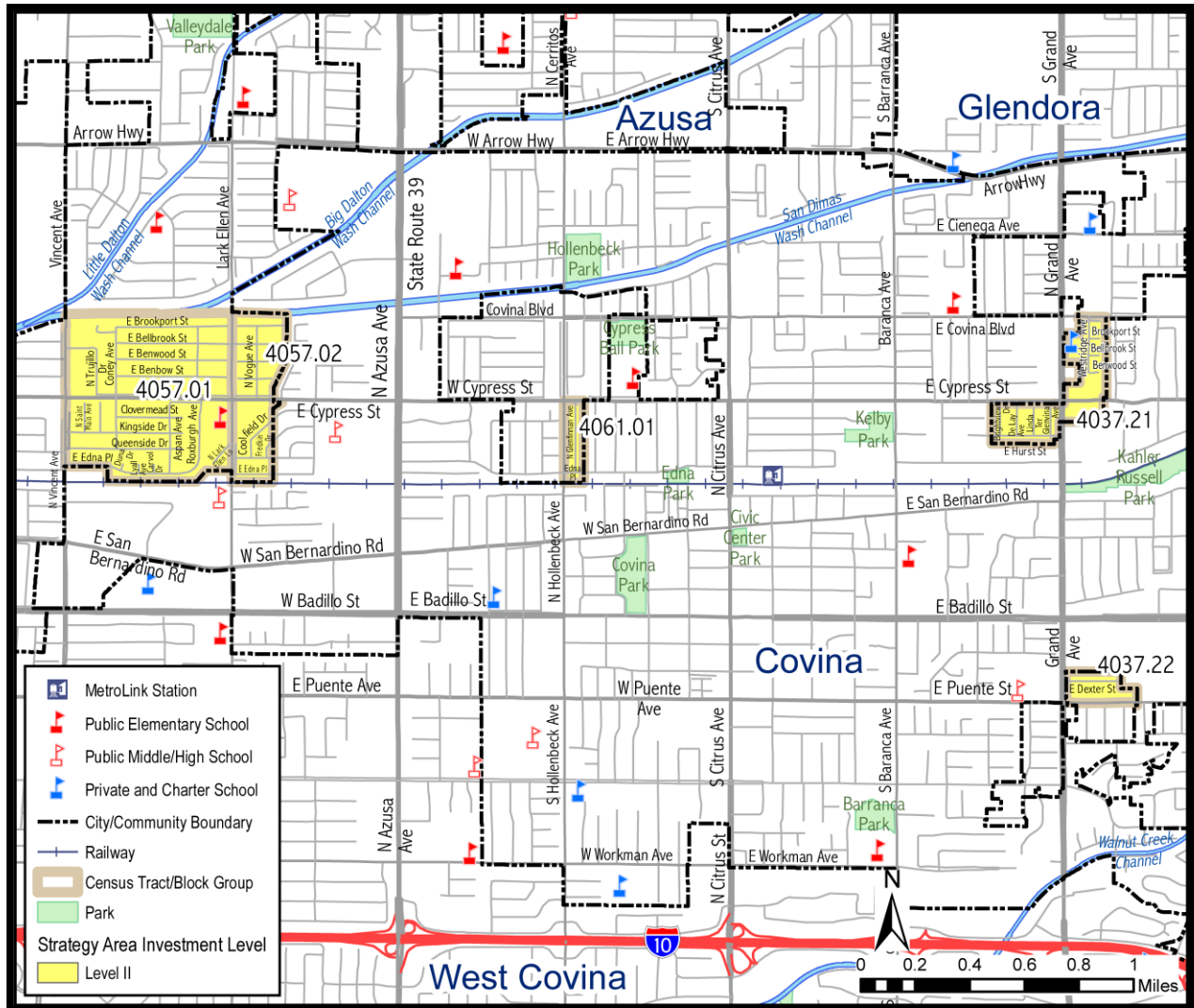
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	20.6%	4.5%	0.0%
\$1000 or More	0.0%	4.5%	39.5%	30.8%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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# District 5 – Unincorporated Covina

## Level II – Selective Investment

**CENSUS TRACT(S)/BLOCK GROUP(S): 4037.21/all:1,4, 4037.22/all:3,  
4057.01/all:1,3, 4057.02/all:1, 4061.01/all:1**



### Physical Description

This discontinuous area consists of predominantly single family, owner-occupied housing and some multi-family housing in good condition. Commercial uses exist along N. Grand Avenue and are in standard condition.





### **Community Development Needs**

Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation.

## ***Single Family Housing***

### **Public/Private Investment Opportunity**

- Housing rehabilitation/minor home repairs





## *Commercial Businesses*





## Strategy Area: **Unincorporated Covina**

District: **5**

Census Tracts/Block Groups: 4037.21/all: 1,4, 4037.22/all: 3, 4057.01/all: 1,3, 4057.02/all: 1, 4061.01/all: 1

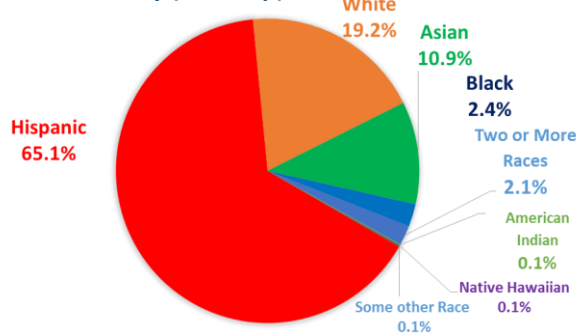
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 6,627

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 62.8%

**Median Income:** \$62,599  
Compare to County Median: 112.0%

**Education Level (% of Pop):**

Less than 9th grade:	8.2%
Some High School:	8.6%
High school diploma:	26.2%
Some college:	33.9%
College degree:	16.3%
Advance Degree:	5.7%

**Unemployed:** 11.0%

**Households Receiving Public**

**Assistance:** 3.6%

**Persons in Poverty:** 11.6%

**Persons Disabled:** 9.6%



### Housing Characteristics

**Total Units (2010):** 2,096

**Occupancy:**

Owner Occupied	59.9%
Renter Occupied	40.1%

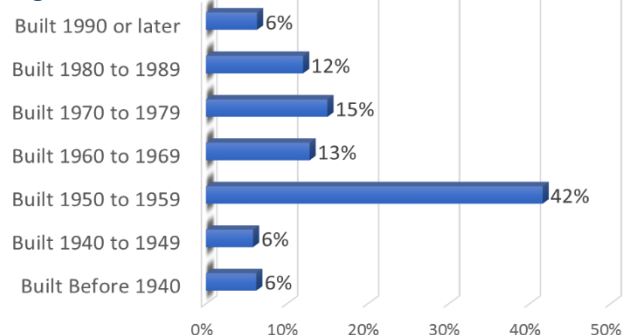
**Vacancy:**

Vacant Units	4.8%
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**Type of Units:**

Single Family	71.7%
Multi-Family	24.7%
Mobile Homes Boats RV	4.6%

**Age of Units:**



**Persons Per Occupied Unit:** 3.3

**Overcrowded Total:**

Overcrowded Owners	5.4%
Overcrowded Renters	15.0%

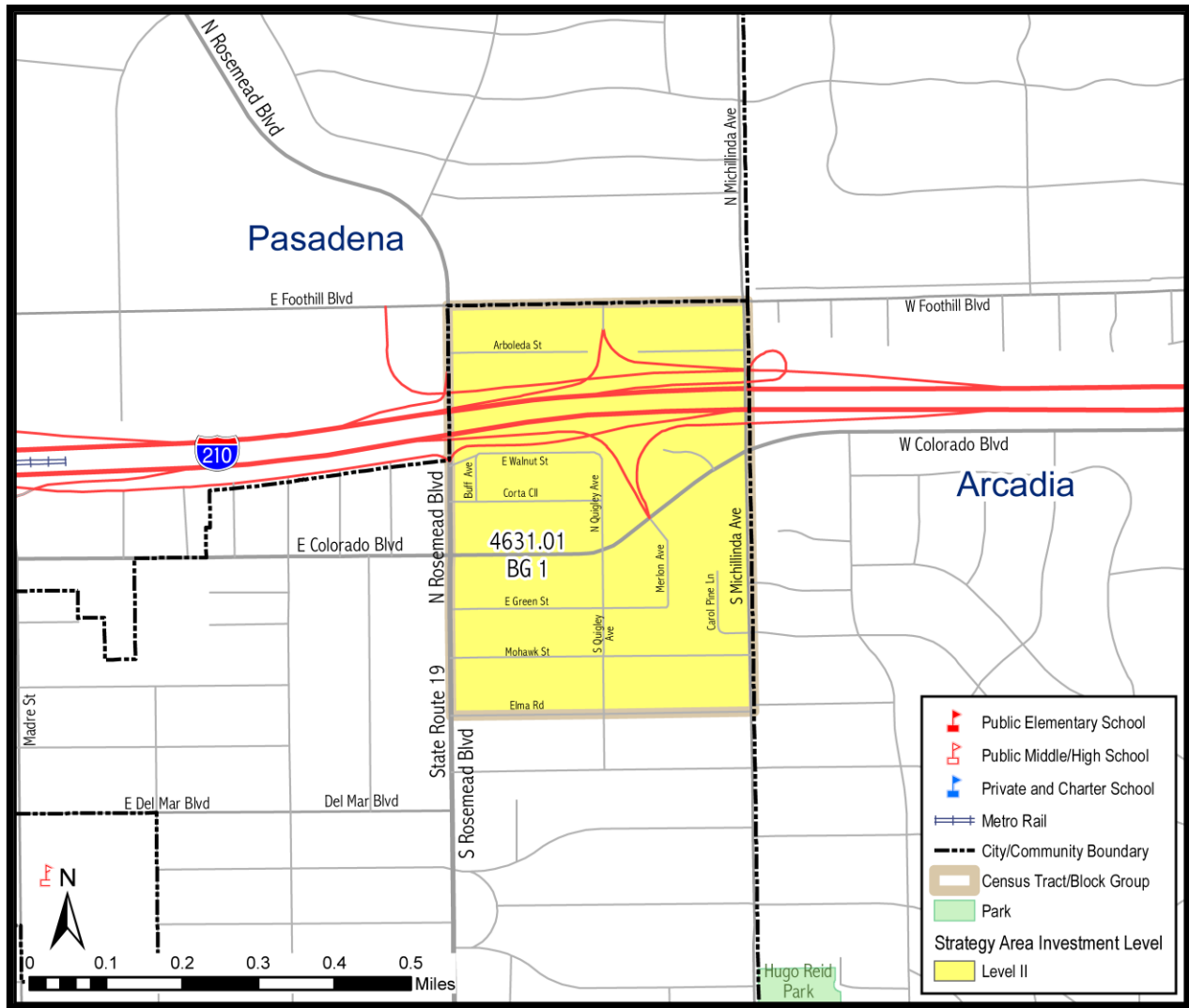
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.3%
\$200-299	0.0%	0.0%	0.0%	0.3%
\$300-499	0.0%	0.3%	0.0%	0.0%
\$500-749	0.8%	0.9%	0.6%	0.1%
\$750-999	1.8%	9.0%	6.7%	0.0%
\$1000 or More	0.3%	20.5%	36.2%	17.3%
No Cash Rent	0.0%	0.8%	0.0%	1.9%

# District 5 - Unincorporated East Pasadena

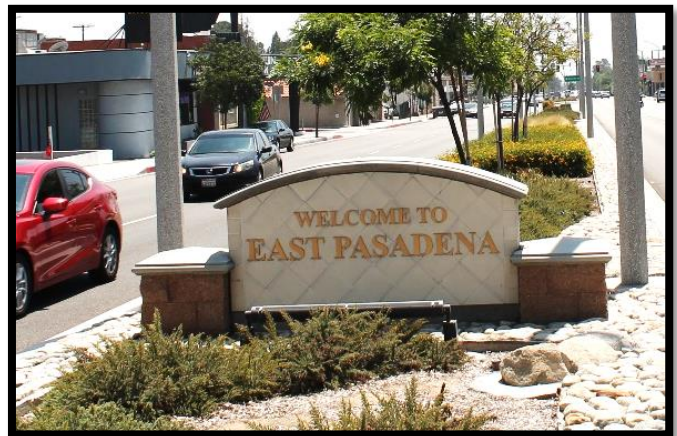
## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 4631.01/1



### Physical Description

This area is predominantly single family residential, all in standard to good condition. Local commercial development exists along Colorado and Rosemead Boulevards and are in good condition, with the exception of some vacant businesses on Colorado Boulevard that are in poor condition.





## *Single Family Housing*

### **Community Development Needs**

Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the homes need major rehabilitation and about 20% need maintenance or minor rehabilitation. Street repaving is needed.



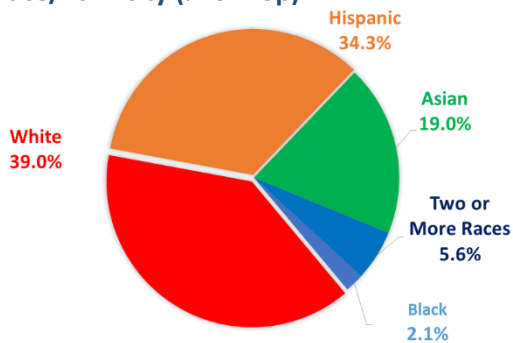
## *Commercial Businesses*



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Commercial revitalization
- Public works improvements

Census Tracts/Block Groups: 4631.01/1

Designation: **Level II****Demographic Characteristics****Total Population (2010):** 681**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 53.6%
**Median Income:** \$102,768  
 Compare to County Median: 183.9%
**Education Level (% of Pop):**

Less than 9th grade:	4.7%
Some High School:	2.9%
High school diploma:	14.6%
Some college:	40.5%
College degree:	22.3%
Advance Degree:	14.9%

**Unemployed:** 8.5%**Households Receiving Public****Assistance:** 1.3%**Persons in Poverty:** 8.6%**Persons Disabled:** 11.0%**Housing Characteristics****Total Units (2010):** 248**Occupancy:**

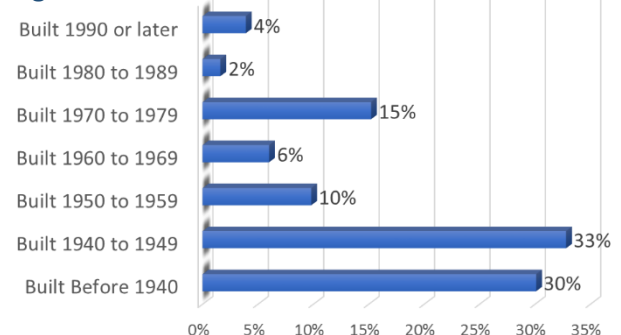
Owner Occupied	78.7%
Renter Occupied	21.3%

**Vacancy:**

Vacant Units	8.2%
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**Type of Units:**

Single Family	97.3%
Multi-Family	2.7%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 2.6**Overcrowded Total:** 0.0%

Overcrowded Owners	0.0%
Overcrowded Renters	0.0%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	14.0%	0.0%	58.0%	20.0%
No Cash Rent	0.0%	0.0%	8.0%	0.0%

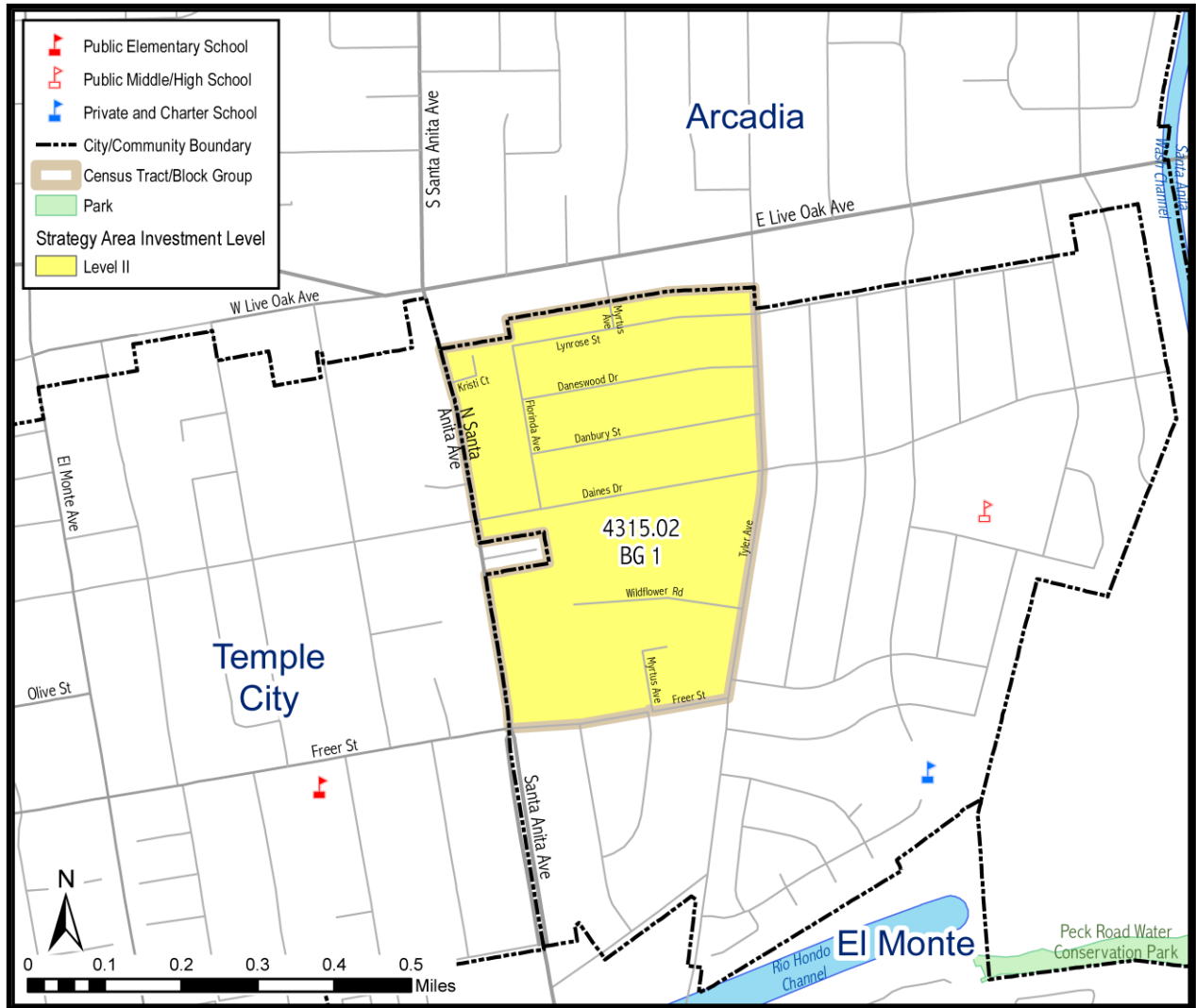
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# District 5 - Unincorporated El Monte

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 4315.02/1



### Physical Description

This area predominantly consists of single family, owner- and renter-occupied residential properties. Large deep lots are found in this area along with two to three units on a lot. The dwelling units are generally in good to fair condition. There is an apartment complex in standard condition located on Tyler Avenue and Freer Street.





## *Single Family Housing*

### **Community Development Needs**

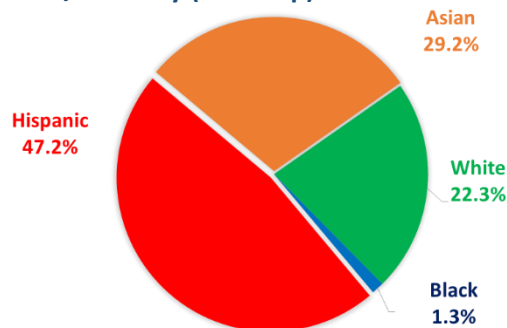
Selective residential investment is needed in specific areas to encourage private property improvements. About 20% of housing need minor repair, and 10% need major rehabilitation. The housing units located on Wildflower Road need major rehabilitation.



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Replacement of substandard units

Census Tracts/Block Groups: 4315.02/1

Designation: **Level II****Demographic Characteristics****Total Population (2010):** 415**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 53.3%
**Median Income:** \$63,667  
 Compare to County Median: 114.0%
**Education Level (% of Pop):**

Less than 9th grade:	15.3%
Some High School:	1.5%
High school diploma:	10.7%
Some college:	46.9%
College degree:	14.5%
Advance Degree:	9.5%

**Unemployed** 7.0%**Households Receiving Public****Assistance:** 0.0%**Persons in Poverty:** 18.4%**Persons Disabled:** 11.4%**Housing Characteristics****Total Units (2010):** 143**Occupancy:**

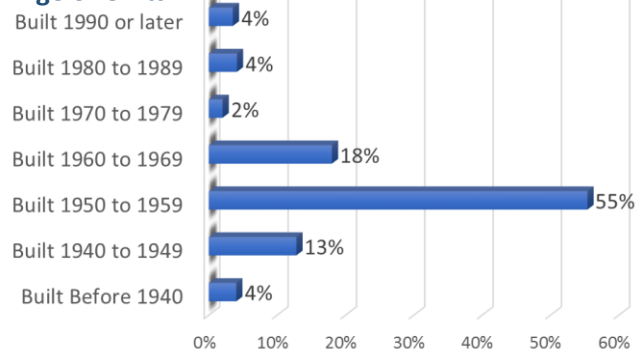
Owner Occupied	65.9%
Renter Occupied	34.1%

**Vacancy:**

Vacant Units	6.8%
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**Type of Units:**

Single Family	65.9%
Multi-Family	34.1%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 2.8**Overcrowded Total:** 8.7%

Overcrowded Owners	7.7%
Overcrowded Renters	10.9%

**Bedrooms by Gross Rent:**

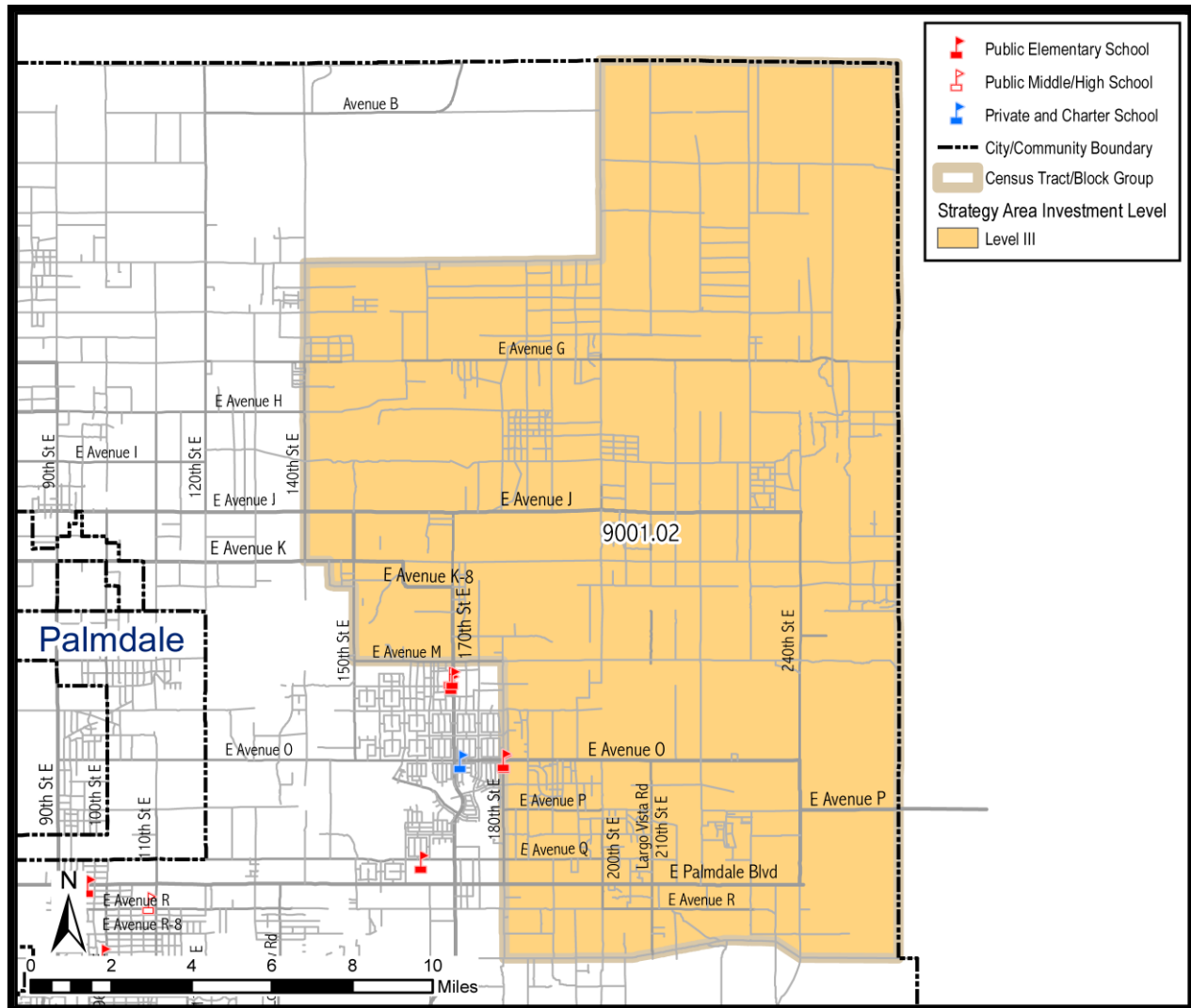
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	8.7%	0.0%
\$750-999	0.0%	0.0%	10.9%	0.0%
\$1000 or More	0.0%	0.0%	32.6%	37.0%
No Cash Rent	0.0%	0.0%	0.0%	8.7%

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# District 5 - Unincorporated Hi Vista

## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP: 9001.02/all:1



### Physical Description

This vast, largely undeveloped rural area contains scattered residences at densities of 5 to 10 units per square mile agricultural operations, and boarded up homesteads. The residential development and scattered mobile homes are generally in fair condition. However, about 50% of the housing units are vacant and boarded up. Many streets and roads in this area are in fair condition, with some needing repaving. A large portion of this area is taken up by four Wildlife Sanctuaries and a large Horse Rescue and Adoption Ranch.





## *Single Family Housing*

### **Community Development Needs**

Intensive investment is needed to repair and rehabilitate poorly maintained residential properties and neighborhoods. Street repairs are also needed.



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Public works improvements

## Strategy Area: **Unincorporated High Vista**

District: **5**

Census Tracts/Block Groups: 9001.02/all: 1

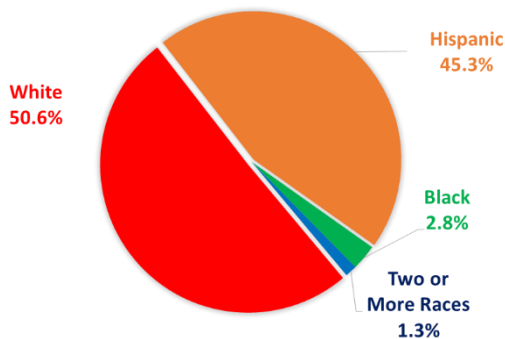
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 1,029

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 68.7%

**Median Income:** \$17,448  
Compare to County Median: 31.2%

**Education Level (% of Pop):**

Less than 9th grade:	22.2%
Some High School:	21.6%
High school diploma:	13.2%
Some college:	41.1%
College degree:	1.9%
Advance Degree:	0.0%

**Unemployed:** 23.8%

**Households Receiving Public**

**Assistance:** 0.0%

**Persons in Poverty:** 58.4%

**Persons Disabled:** 18.7%



### Housing Characteristics

**Total Units (2010):** 495

**Occupancy:**

Owner Occupied	49.8%
Renter Occupied	50.2%

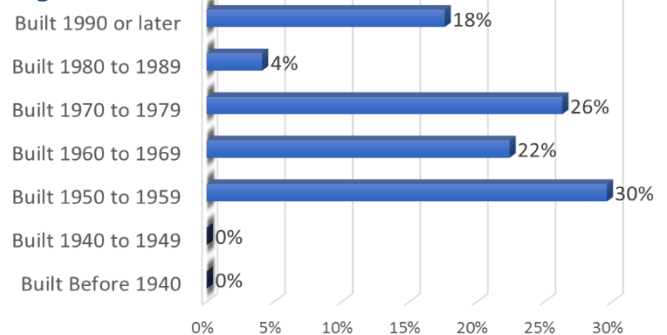
**Vacancy:**

Vacant Units	50.0%
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**Type of Units:**

Single Family	80.3%
Multi-Family	1.1%
Mobile Homes Boats RV	18.6%

**Age of Units:**



**Persons Per Occupied Unit:** 2.4

**Overcrowded Total:** 0.0%

Overcrowded Owners	0.0%
Overcrowded Renters	0.0%

**Bedrooms by Gross Rent:**

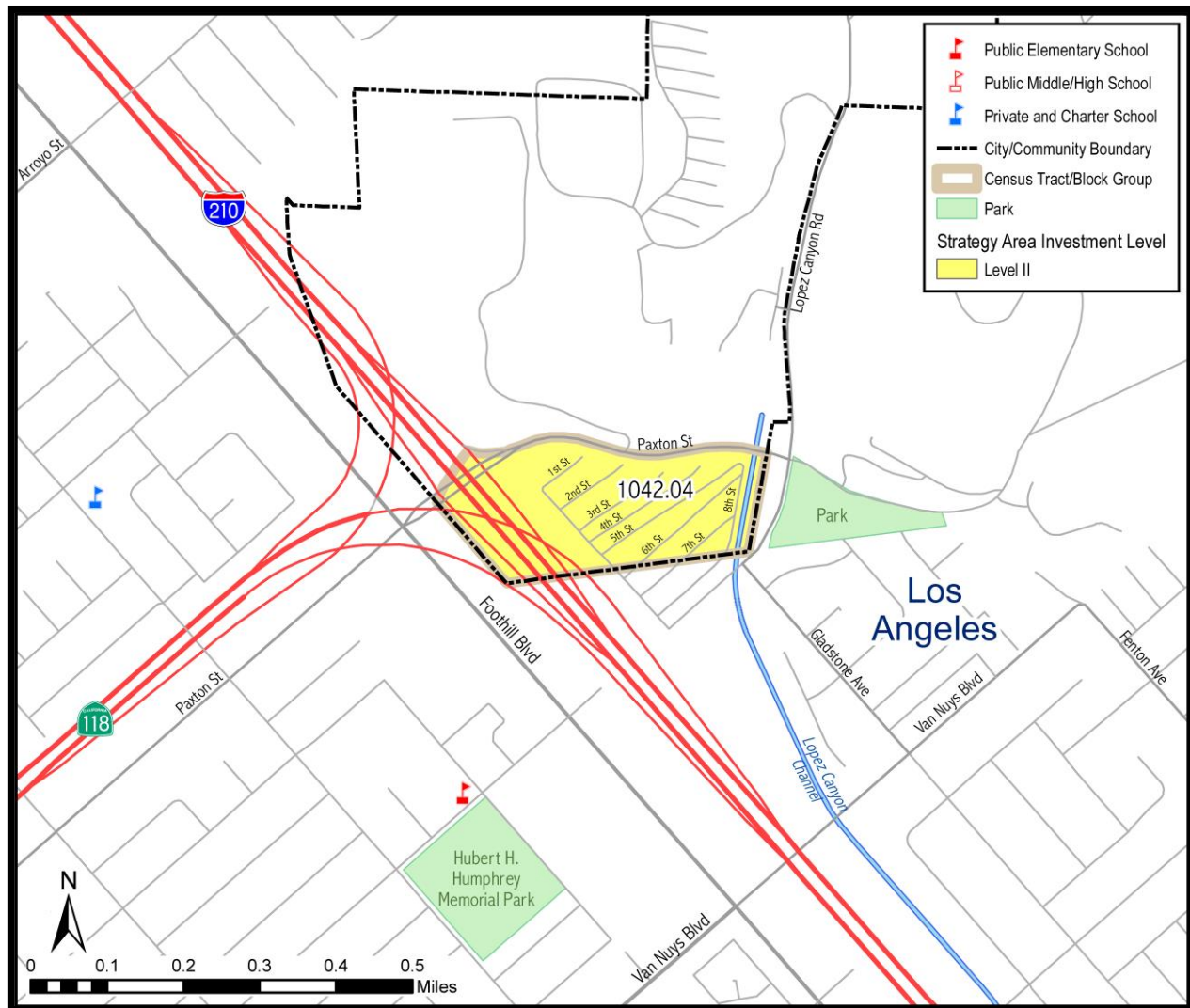
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	7.1%
\$500-749	0.0%	7.9%	2.9%	0.0%
\$750-999	0.0%	10.0%	9.3%	12.1%
\$1000 or More	0.0%	4.3%	24.3%	12.9%
No Cash Rent	0.0%	0.0%	9.3%	0.0%

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# District 5 – Unincorporated Kagel Canyon

## Level II Selective Investment

CENSUS TRACT/BLOCK GROUP: 1042.04/all:2



### Physical Description

This strategy area consists entirely of the Blue Star Mobile Home Park which contains mobile and manufactured homes. About 62% of the homes are owner-occupied and about 60% were built after 1969. The homes are in fair to good condition. The streets are in good condition.







## *Mobile Home Park*

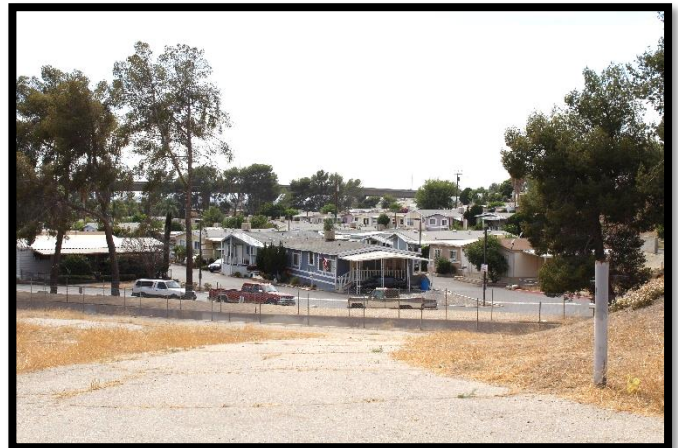


### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs

### **Community Development Needs**

About 10% of the mobile homes need major rehabilitation and about 15% need maintenance/minor rehabilitation.



## Strategy Area: **Unincorporated Kagel Canyon**

District: **5**

Census Tracts/Block Groups: 1042.04/all: 2

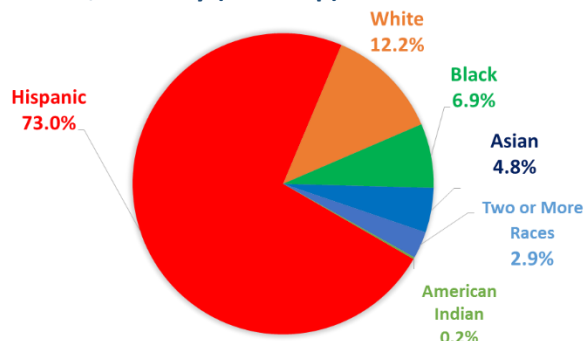
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 946

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 51.3%

**Median Income:** \$52,917  
Compare to County Median: 94.7%

**Education Level (% of Pop):**

Less than 9th grade:	21.0%
Some High School:	20.1%
High school diploma:	25.6%
Some college:	21.5%
College degree:	6.6%
Advance Degree:	3.5%

**Unemployed** 10.1%

**Households Receiving Public**

**Assistance:** 3.5%

**Persons in Poverty:** 27.1%

**Persons Disabled:** 14.8%



### Housing Characteristics

**Total Units (2010):** 211

**Occupancy:**

Owner Occupied	61.6%
Renter Occupied	38.4%

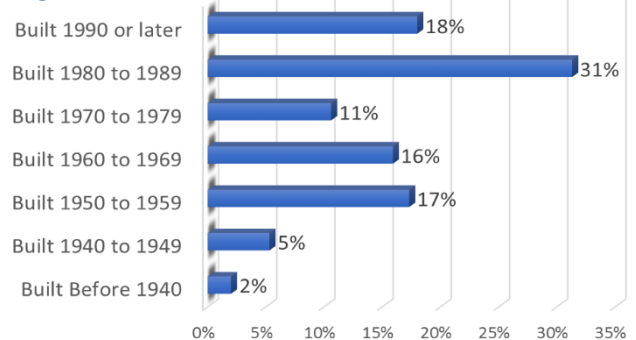
**Vacancy:**

Vacant Units	4.3%
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**Type of Units:**

Single Family	0%
Multi-Family	0%
Mobile or Manufactured Homes	100%

**Age of Units:**



**Persons Per Occupied Unit:** 4.9

**Overcrowded Total:**

Overcrowded Owners	18.9%
Overcrowded Renters	14.5%

**Bedrooms by Gross Rent:**

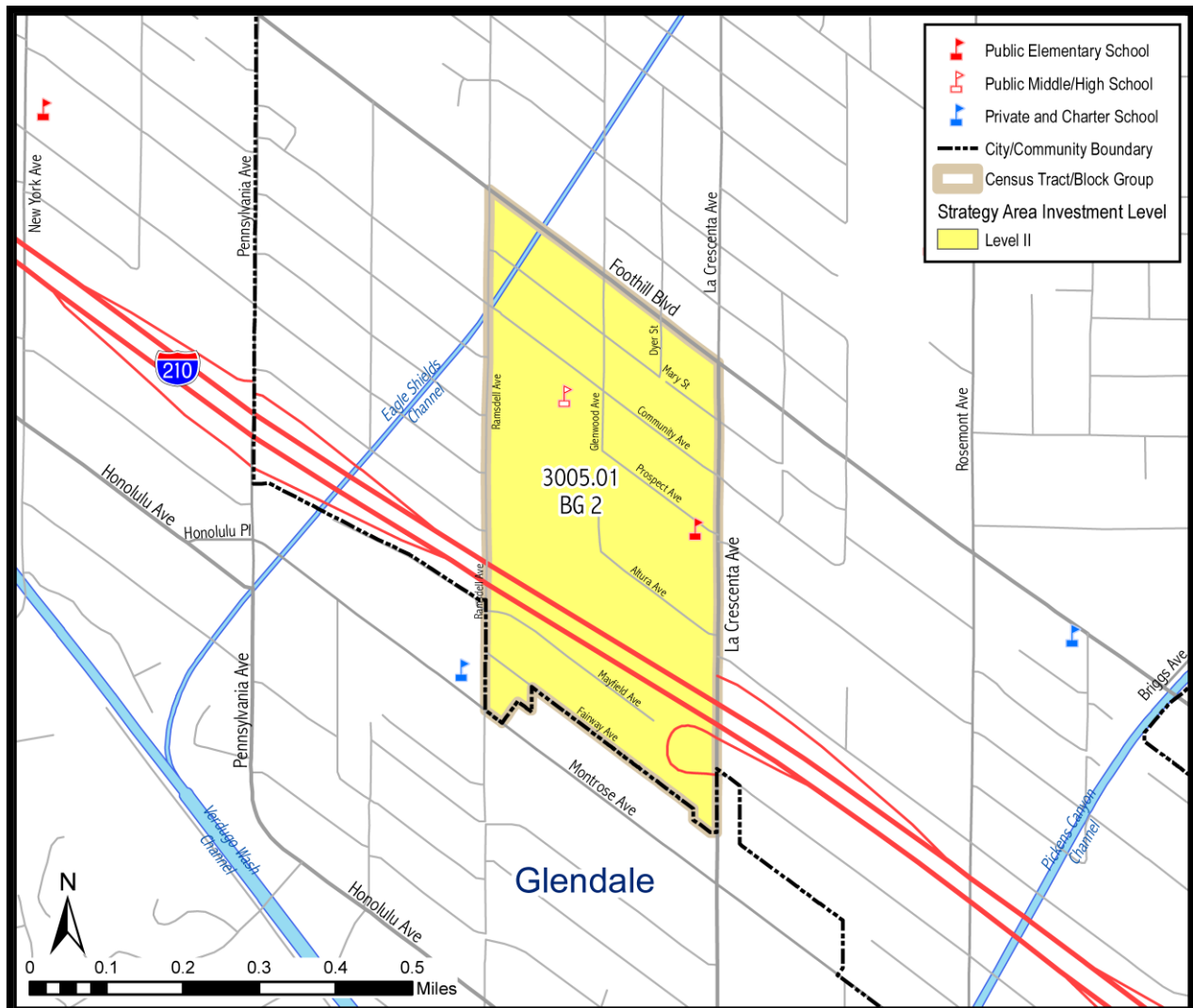
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	6.6%	9.2%	0.0%
\$500-749	0.0%	6.6%	2.6%	0.0%
\$750-999	0.0%	2.6%	6.6%	9.2%
\$1000 or More	0.0%	0.0%	34.2%	11.8%
No Cash Rent	0.0%	0.0%	3.9%	0.0%

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# District 5 - Unincorporated La Crescenta/Montrose

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 3005.01/2



### Physical Description

This hilly area is largely a single family, owner-occupied residential area. The homes are in good to standard condition. A public school comprises the northerly portion of the area. There are a few sidewalks, curbs, and gutters within the area. The commercial uses along Foothill Boulevard are in good condition.

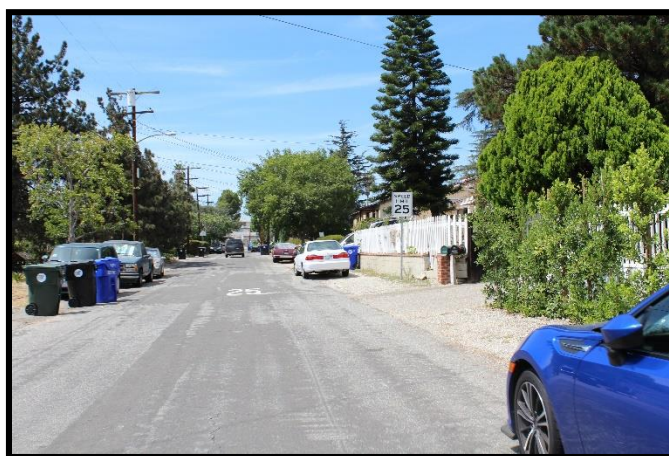




## *Single Family Housing*

### Community Development Needs

Selective investment is needed in certain residential areas for minor home repairs. Street repairs are also needed in the area.



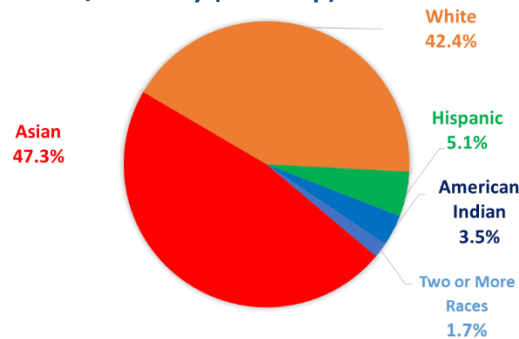
## *Commercial Businesses*



### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Street repair

Census Tracts/Block Groups: 3005.01/2

Designation: **Level II****Demographic****Total Population (2010):** 584**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 61.0%
**Median Income:** \$140,729  
 Compare to County Median: 251.9%
**Education Level (% of Pop):**

Less than 9th grade:	6.3%
Some High School:	4.8%
High school diploma:	26.2%
Some college:	19.7%
College degree:	27.3%
Advance Degree:	15.7%

**Unemployed** 5.9%**Households Receiving Public****Assistance:** 13.6%**Persons in Poverty:** 9.8%**Persons Disabled:** 5.0%**Housing Characteristics****Total Units (2010):** 216**Occupancy:**

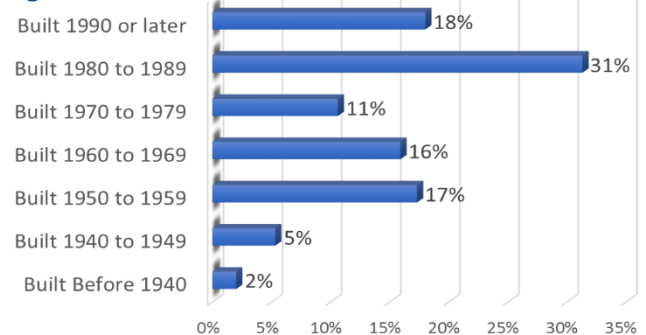
Owner Occupied	59.6%
Renter Occupied	40.4%

**Vacancy:**

Vacant Units	0.0%
--------------	------

**Type of Units:**

Single Family	91.5%
Multi-Family	8.5%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 3.6**Overcrowded Total:** 9.9%

Overcrowded Owners	8.7%
Overcrowded Renters	11.6%

**Bedrooms by Gross Rent:**

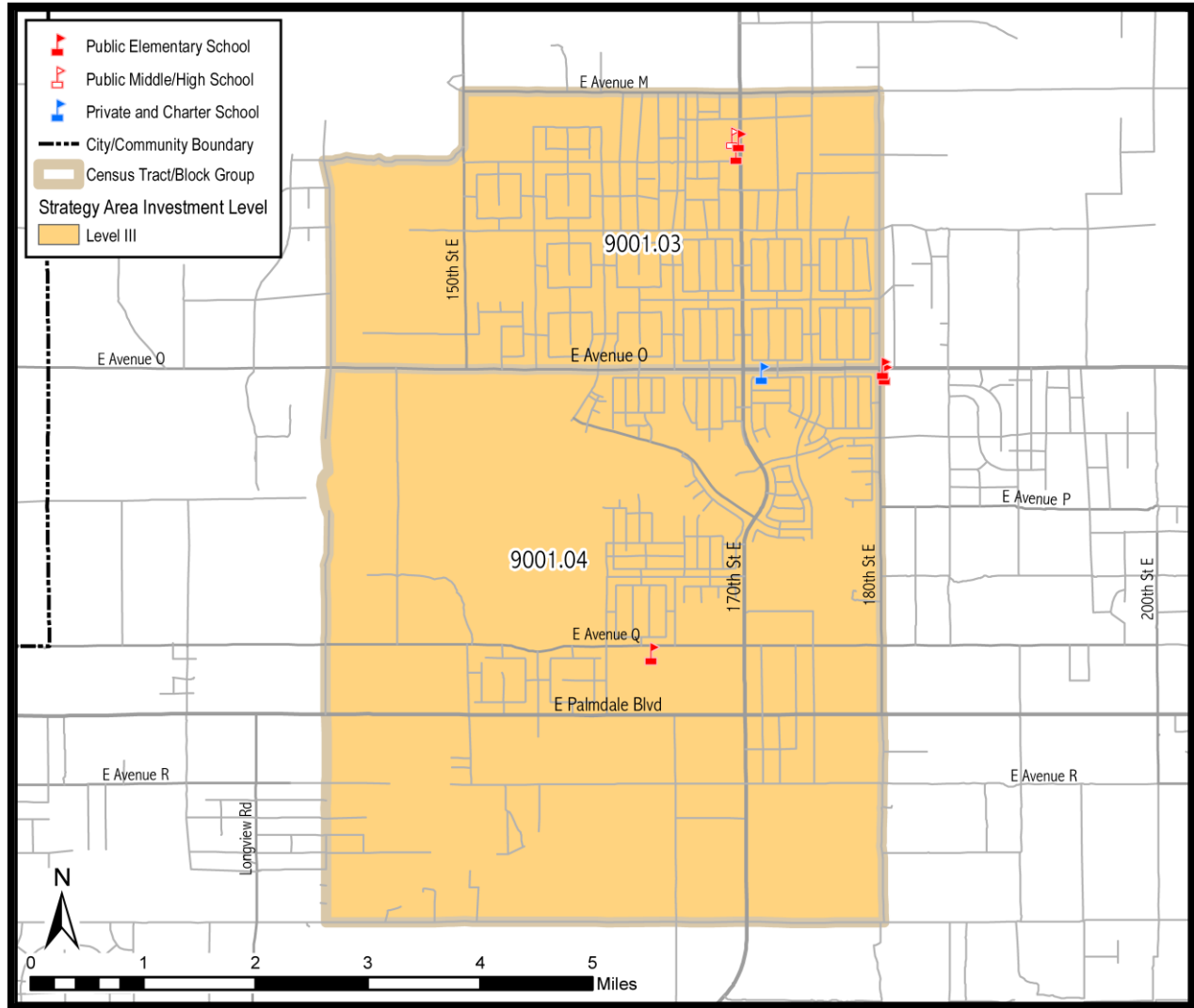
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	11.6%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	50.0%	38.4%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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# District 5 – Unincorporated Lake Los Angeles

## Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 9001.03/all: 1-3, 9001.04/all:1-3



### Physical Description

This vast, largely undeveloped area contains residences at densities of about 10 units per square mile, and agricultural operations. The housing is mostly owner-occupied, single family residential in standard condition. Seventy-seven percent (77%) of the housing was built in 1980 or later. About 11% of the homes are vacant, boarded up, and/or abandoned. The commercial uses along 170<sup>th</sup> Street are in standard condition, although some businesses are vacant. Census Tract 9001.03 has a large school that is vacant and boarded up.







*Single Family Housing*



*Abandoned Housing*



### Community Development Needs

Intensive investment is needed in certain residential areas for home repairs or rehabilitation. There are a few vacant businesses that could benefit from commercial revitalization programs. The streets in this area need major repair.







## *Commercial Businesses*



### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Public works improvements
- Commercial façade revitalization



## Strategy Area: **Unincorporated Lake Los Angeles**

District: **5**

Census Tracts/Block Groups: 9001.03/all: 1-3, 9001.04/all: 1-3

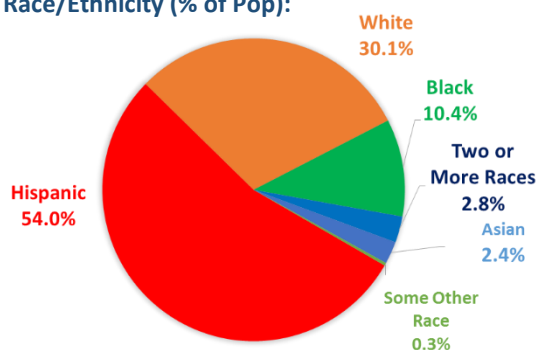
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 12,412

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 74.8%

**Median Income:** \$39,925  
Compare to County Median: 71.5%

**Education Level (% of Pop):**

Less than 9th grade:	14.7%
Some High School:	13.6%
High school diploma:	34.9%
Some college:	30.0%
College degree:	4.9%
Advance Degree:	1.9%

**Unemployed:** 16.4%

**Households Receiving Public**

**Assistance:** 2.9%

**Persons in Poverty:** 32.4%

**Persons Disabled:** 13.2%



### Housing Characteristics

**Total Units (2010):** 3,702

**Occupancy:**

Owner Occupied	65.9%
Renter Occupied	34.1%

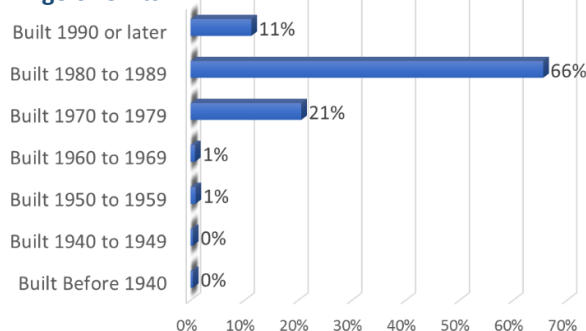
**Vacancy:**

Vacant Units	10.6%
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**Type of Units:**

Single Family	98.1%
Multi-Family	0.9%
Mobile Homes Boats RV	1.0%

**Age of Units:**



**Persons Per Occupied Unit:** 3.5

**Overcrowded Total:**

Overcrowded Owners	6.9%
Overcrowded Renters	10.5%

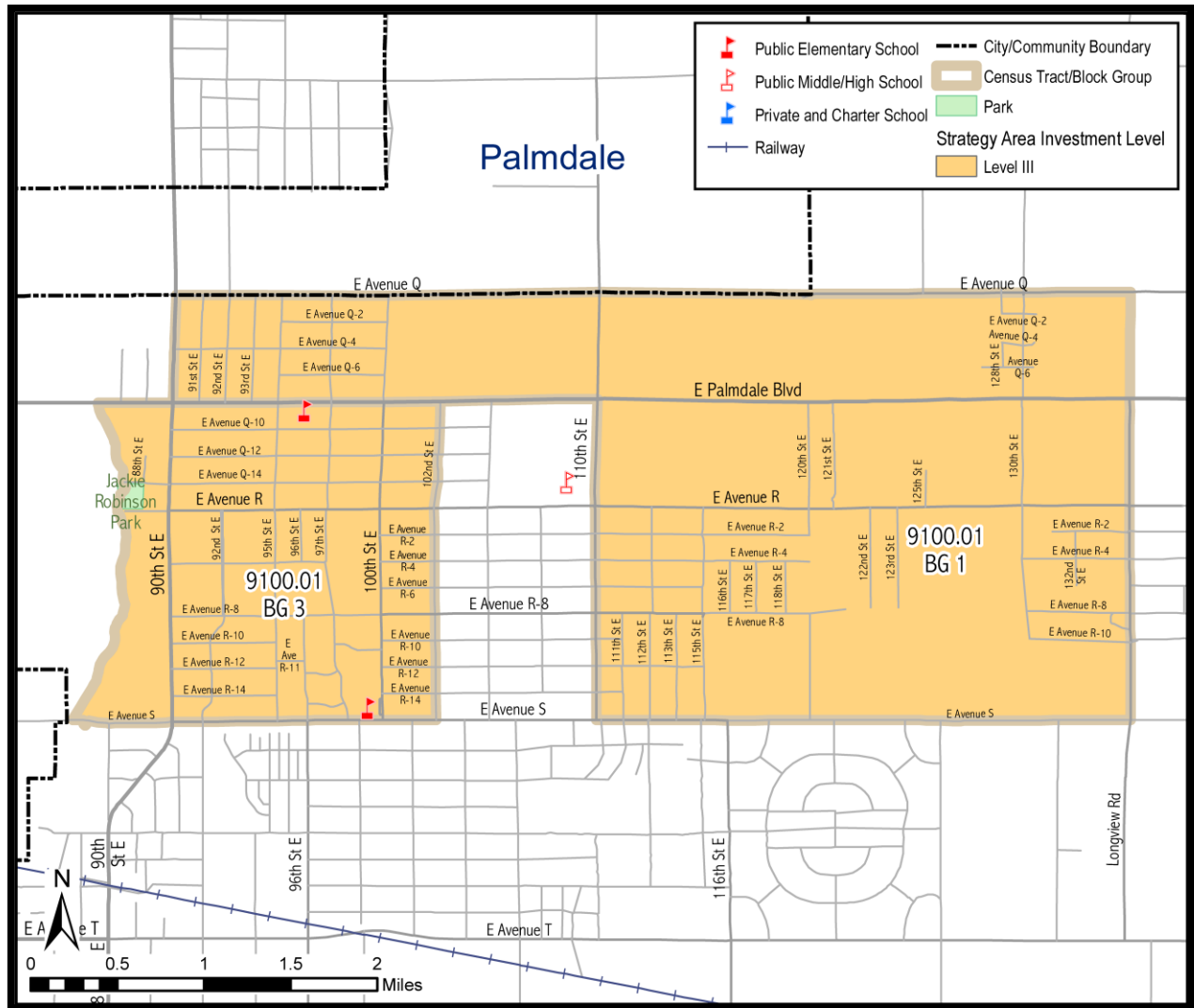
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	2.5%
\$500-749	0.0%	0.0%	1.7%	7.6%
\$750-999	0.0%	0.0%	6.2%	8.3%
\$1000 or More	2.2%	0.0%	7.6%	58.3%
No Cash Rent	0.0%	0.0%	0.0%	5.5%

# District 5 – Unincorporated Littlerock

## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(s): 9100.01/1,3



### Physical Description

This area is largely rural land, with scattered residences and one mobile-home park, all in fair condition. This area also consists of large lots along with large ranches and horse properties. There are a few vacant housing structures scattered throughout. The streets are in fair condition, many being dirt roads. Commercial along 90<sup>th</sup> Street E. and East Palmdale Boulevard can benefit from façade improvements. Many roads and vacant properties are being used as dumping grounds.







## *Single Family Housing*



### **Community Development Needs**

Intense investment is needed as the housing and commercial need rehabilitation. About 10% of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved or resurfaced. This area would benefit in having a designated dumping/trash facility.

### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Street pavement improvements
- Commercial rehabilitation
- Trash clean-up



## *Mobile Home Park*



## *Commercial Businesses*



## *Illegal Dumping*





## Strategy Area: **Unincorporated Littlerock**

District: **5**

Census Tracts/Block Groups: 9100.01/1,3

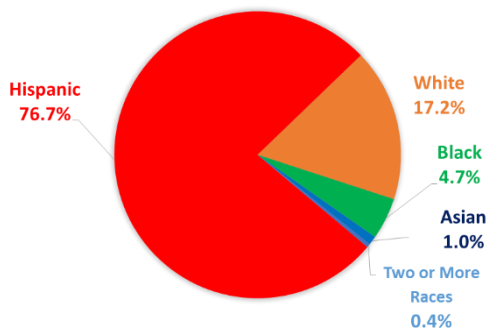
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 2,853

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 57.5%

**Median Income:** \$49,714  
Compare to County Median: 89.0%

**Education Level (% of Pop):**

Less than 9th grade:	16.3%
Some High School:	12.3%
High school diploma:	30.1%
Some college:	33.8%
College degree:	6.1%
Advance Degree:	1.0%

**Unemployed:** 11.9%

**Households Receiving Public**

**Assistance:** 1.9%

**Persons in Poverty:** 10.3%

**Persons Disabled:** 8.2%



### Housing Characteristics

**Total Units (2010):** 820

**Occupancy:**

Owner Occupied	84.8%
Renter Occupied	15.2%

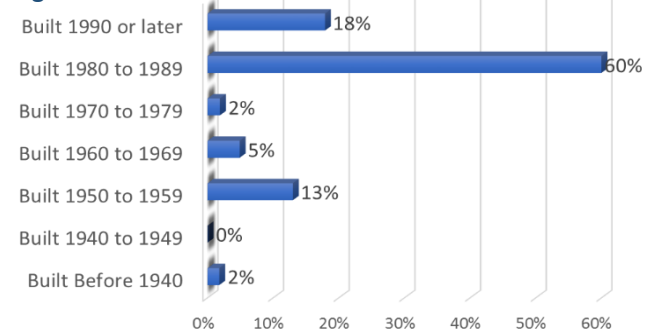
**Vacancy:**

Vacant Units	10.1%
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**Type of Units:**

Single Family	89.1%
Multi-Family	0.0%
Mobile Homes Boats RV	10.9%

**Age of Units:**



**Persons Per Occupied Unit:** 4.1

**Overcrowded Total:**

Overcrowded Owners	21.2%
Overcrowded Renters	0.0%

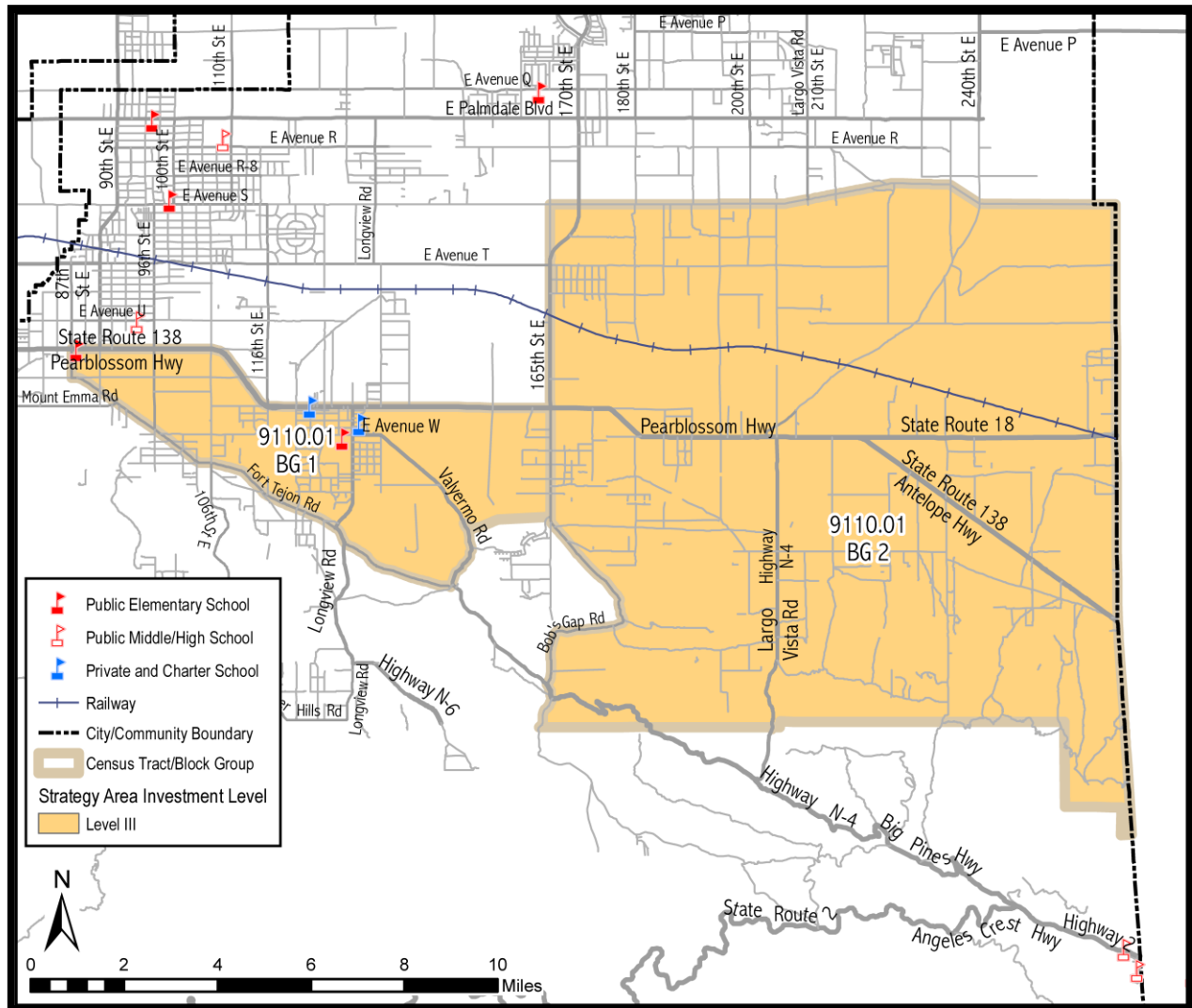
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	15.0%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	0.0%	63.3%
No Cash Rent	0.0%	0.0%	2.5%	18.3%

# District 5 – Unincorporated Llano

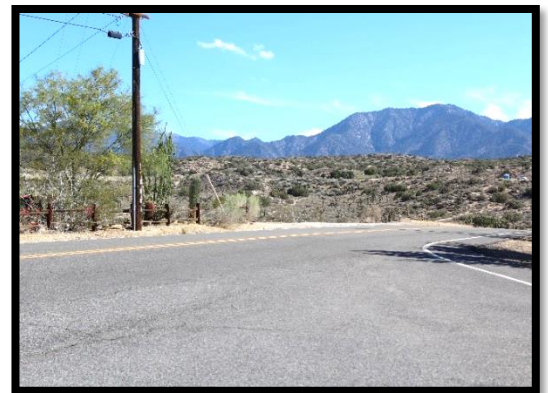
## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(s): 9110.01/1,2



### Physical Description

This rural area is predominantly single family, owner-occupied residential, with a few mobile homes scattered throughout. The area consists of large horse properties, agriculture properties and large vacant lots. The overall housing stock is in fair condition with about 19% vacant. Approximately 28% of the housing is renter-occupied. Some residential areas need street repaving. South of Pearblossom Highway and Longview Road, there is a newer neighborhood with large homes in standard condition. Pearblossom Highway (State HWY 138) has an intermix of local commercial uses and housing that is in fair condition.





## *Single Family Housing*



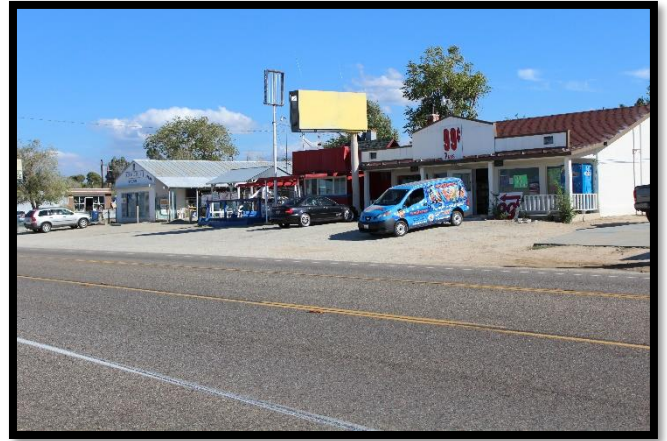
### **Community Development Needs**

Intensive investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repaving is also needed.

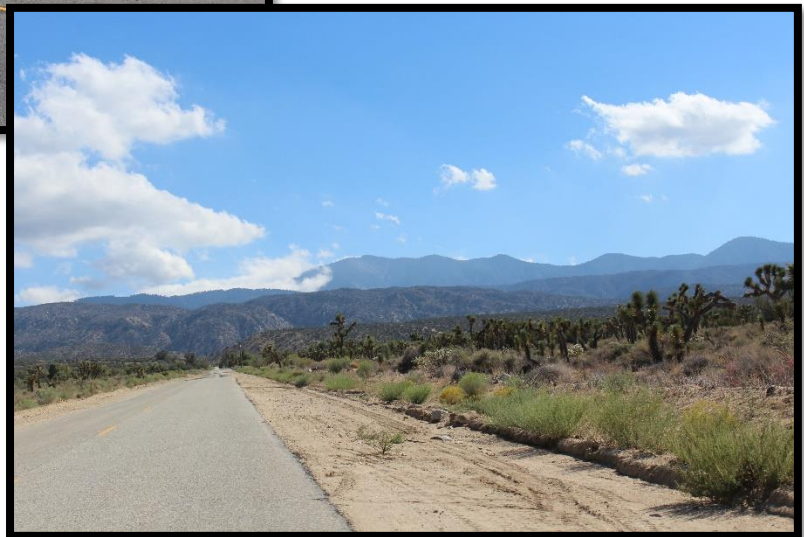


### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Public works improvements
- Commercial façade revitalization



## *Commercial Businesses*





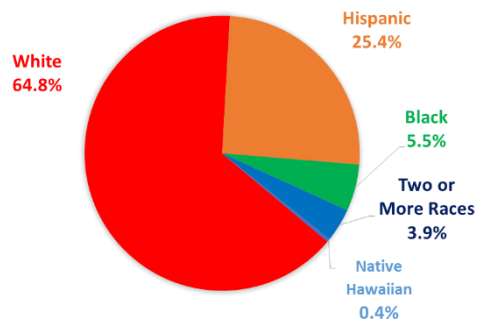
Census Tracts/Block Groups: 9110.01/1,2

Designation: **Level III**

## Demographic Characteristics

**Total Population (2010):** 2,634

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 56.6%

**Median Income:** \$41,909  
Compare to County Median: 75.0%

**Education Level (% of Pop):**

Less than 9th grade:	6.0%
Some High School:	10.0%
High school diploma:	27.2%
Some college:	40.6%
College degree:	14.7%
Advance Degree:	1.5%

**Unemployed:** 9.8%

**Households Receiving Public**

**Assistance:** 2.9%

**Persons in Poverty:** 12.1%

**Persons Disabled:** 18.2%



## Housing Characteristics

**Total Units (2010):** 1,299

**Occupancy:**

Owner Occupied	71.8%
Renter Occupied	28.2%

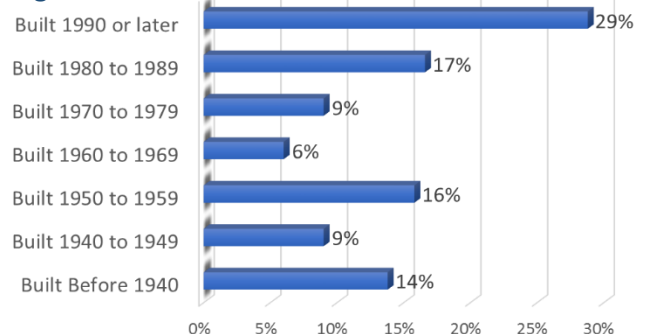
**Vacancy:**

Vacant Units	18.9%
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**Type of Units:**

Single Family	85.6%
Multi-Family	3.9%
Mobile Homes Boats RV	10.5%

**Age of Units:**



**Persons Per Occupied Unit:** 2.4

**Overcrowded Total:**

Overcrowded Owners	3.3%
Overcrowded Renters	0.0%

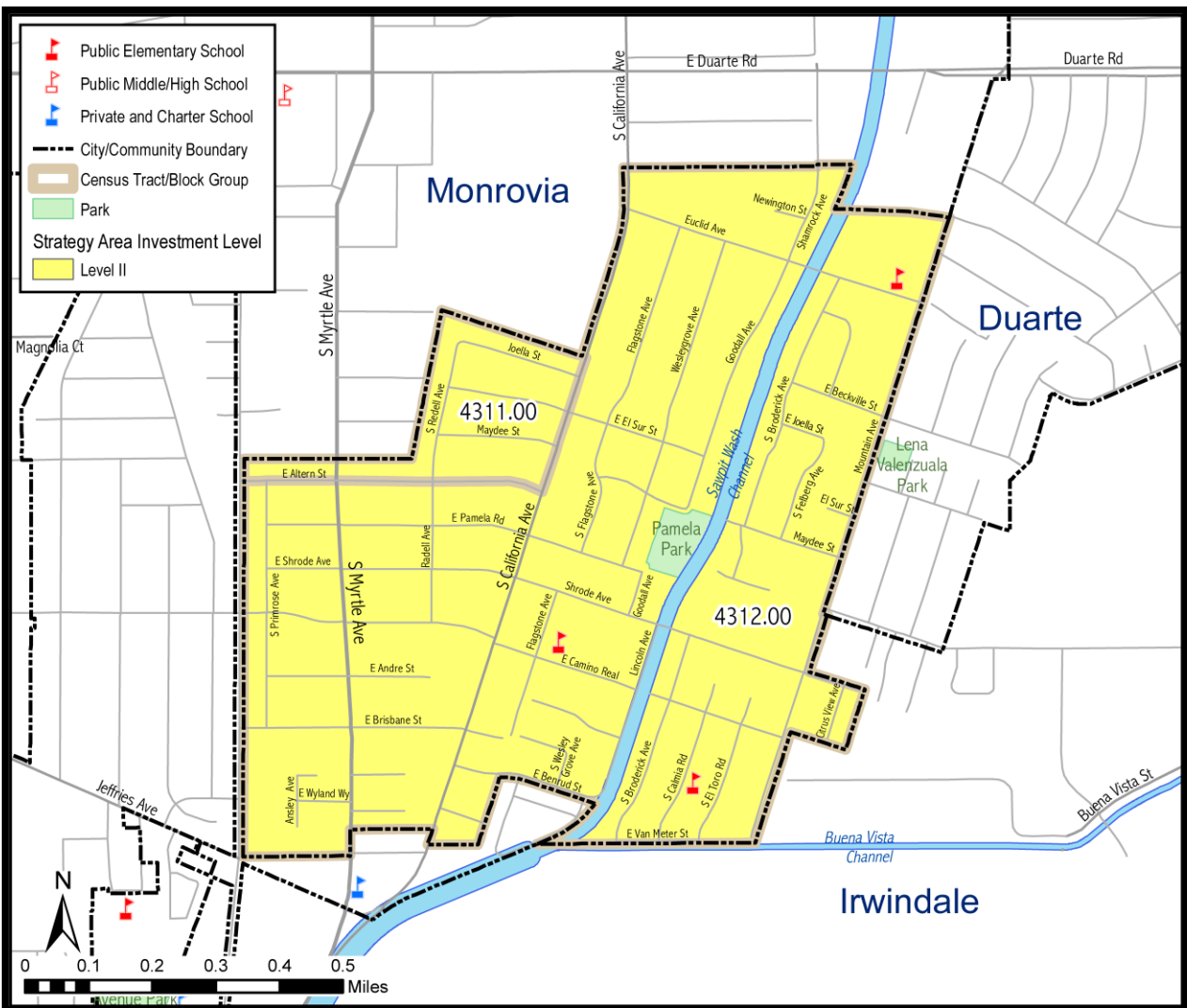
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	2.5%	0.0%
\$500-749	0.0%	15.5%	11.0%	10.6%
\$750-999	0.0%	7.1%	7.1%	0.0%
\$1000 or More	0.0%	0.0%	12.4%	12.7%
No Cash Rent	0.0%	11.0%	3.2%	7.1%

# District 5 – Unincorporated Monrovia

## Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4311.00/all: 2,5, 4312.00/all: 1-4,



### Physical Description

The area consists of single family, owner-occupied residential properties and some multi-family housing. About 17% of the households are overcrowded. Some properties and yards are poorly maintained. On the corner of Mountain Avenue and Maydee Street there is a Senior Community Care Center in standard condition. There are street circulation issues found throughout the area. Live Oak Cemetery is located north of Joella Street. Three abandoned homes were observed in the area.







*Single Family Housing*



*Abandoned Housing*



### **Community Development Needs**

Selective residential investment is needed in specific areas to encourage private property improvements, especially north of Shrode Avenue. About 20% of the dwelling units require some level of major rehabilitation, and 10% require minor rehabilitation. Street and driveways are in need of repair.

### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Sidewalk repairs
- Street improvements

## Strategy Area: **Unincorporated Monrovia**

District: **5**

Census Tracts/Block Groups: 4311.00/all: 2,5, 4312.00/all: 1-4

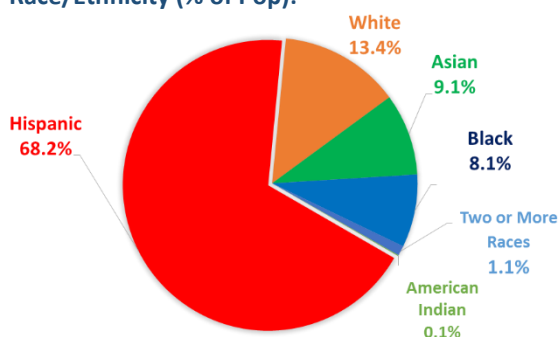
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 5,431

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 58.6%

**Median Income:** \$56,688  
Compare to County Median: 101.5%

**Education Level (% of Pop):**

Less than 9th grade:	20.2%
Some High School:	13.8%
High school diploma:	27.2%
Some college:	24.5%
College degree:	9.0%
Advance Degree:	4.8%

**Unemployed:** 10.2%

**Households Receiving Public**

**Assistance:** 4.8%

**Persons in Poverty:** 18.0%

**Persons Disabled:** 9.5%



### Housing Characteristics

**Total Units (2010):** 1,381

**Occupancy:**

Owner Occupied	64.0%
Renter Occupied	36.0%

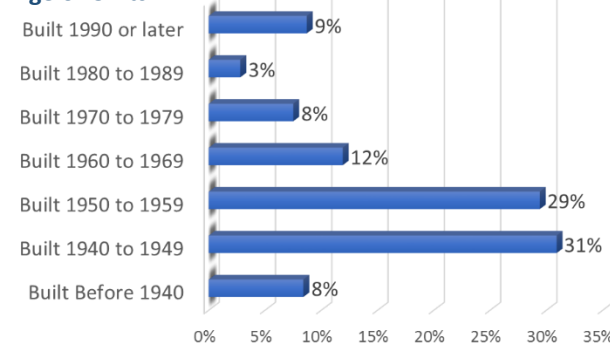
**Vacancy:**

Vacant Units	3.9%
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**Type of Units:**

Single Family	87.7%
Multi-Family	9.8%
Mobile Homes Boats RV	2.5%

**Age of Units:**



**Persons Per Occupied Unit:** 3.9

**Overcrowded Total:**

Overcrowded Owners	15.3%
Overcrowded Renters	19.1%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.4%	0.0%
\$200-299	0.0%	0.8%	0.0%	0.0%
\$300-499	0.0%	1.6%	2.9%	5.9%
\$500-749	0.8%	0.2%	0.2%	1.6%
\$750-999	4.9%	8.4%	0.8%	3.1%
\$1000 or More	0.0%	10.0%	30.8%	23.2%
No Cash Rent	0.0%	0.0%	0.2%	2.2%

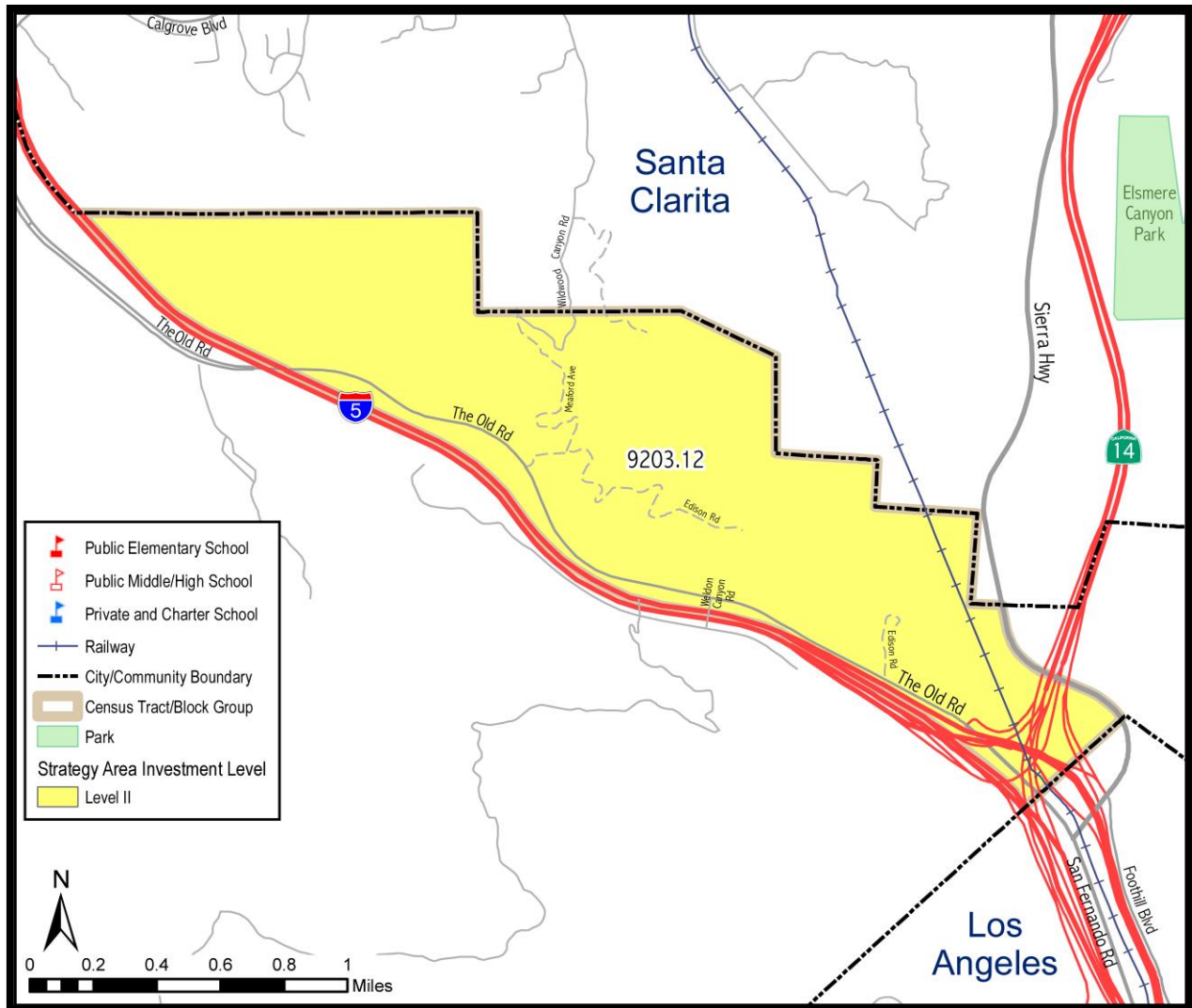
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# District 5 – Unincorporated Newhall

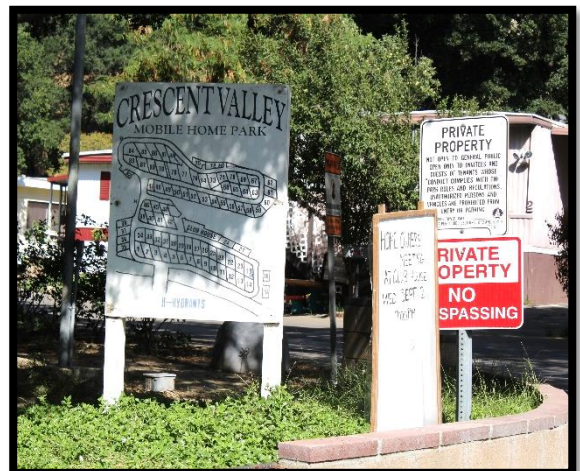
## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 9203.12/all: 3

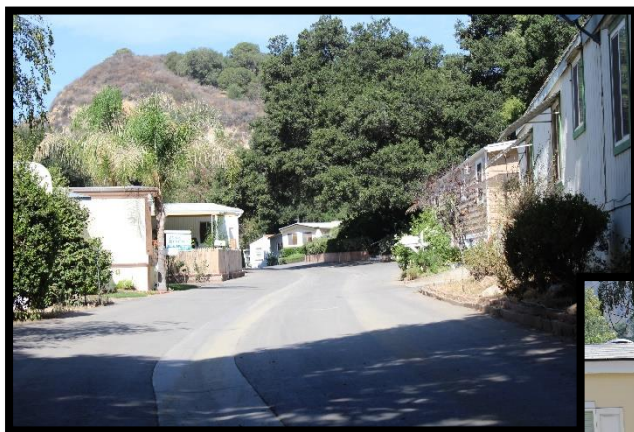


### Physical Description

This steeply-sloped area is largely rural land, containing single family residences scattered throughout the area and one large mobile-home park. The residences and mobile homes are in fair to good condition, with some needing minor rehabilitation. The streets are in good condition.







## *Mobile Home Park*

### **Community Development Needs**

About 10% of the mobile homes need major rehabilitation, and about 15% need maintenance/minor rehabilitation.



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs

# Strategy Area: **Unincorporated Newhall**

District: **5**

Census Tracts/Block Groups: 9203.12/all: 3

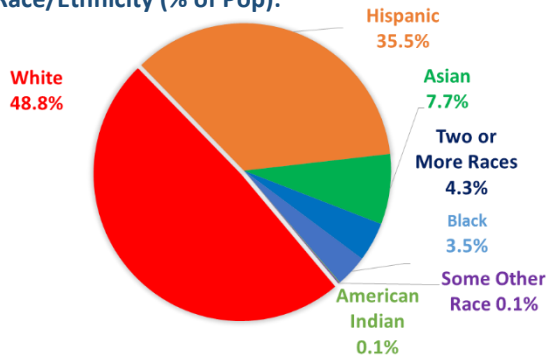
Designation: **Level II**



## Demographic Characteristics

**Total Population (2010):** 1,345

### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 55.8%

**Median Income:** \$67,963  
Compare to County Median: 121.6%

### Education Level (% of Pop):

Less than 9th grade:	6.0%
Some High School:	7.3%
High school diploma:	21.3%
Some college:	36.0%
College degree:	18.2%
Advance Degree:	10.3%

**Unemployed** 12.7%

**Households Receiving Public**

**Assistance:** 2.2%

**Persons in Poverty:** 9.3%

**Persons Disabled:** 12.9%



## Housing Characteristics

**Total Units (2010):** 541

### Occupancy:

Owner Occupied	47.5%
Renter Occupied	52.5%

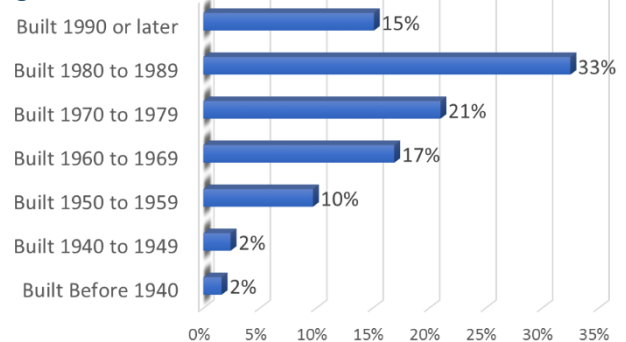
### Vacancy:

Vacant Units	2.4%
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### Type of Units:

Single Family	53.3%
Multi-Family	2.9%
Mobile Homes Boats RV	43.8%

### Age of Units:



**Persons Per Occupied Unit:** 2.9

**Overcrowded Total:** 11.2%

Overcrowded Owners	0.0%
Overcrowded Renters	21.3%

### Bedrooms by Gross Rent:

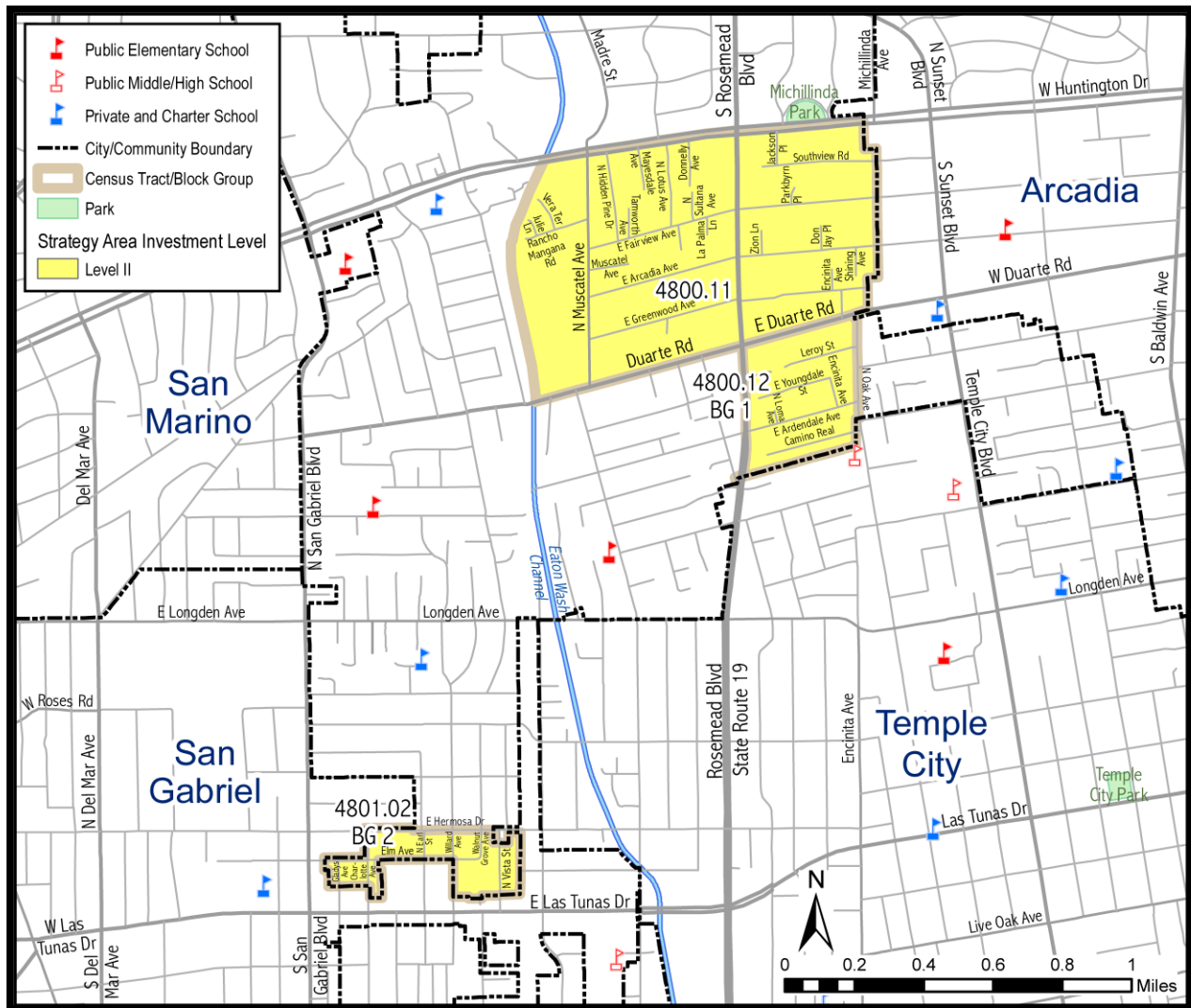
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	1.9%	1.9%	0.0%
\$500-749	0.0%	1.2%	0.0%	0.0%
\$750-999	0.0%	13.2%	0.8%	1.9%
\$1000 or More	1.6%	34.5%	23.3%	16.3%
No Cash Rent	0.0%	0.0%	0.0%	1.6%

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# District 5 – Unincorporated North East San Gabriel

## Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4800.11/all:1-2, 4800.12/1, 4801.02/2



### Physical Description

This well-maintained area has a mix of single family and multiple-family units. About 11% of the units are overcrowded. There are some large deep lots that include different types of housing: multiple homes on a lot, apartments, townhomes, and Planned Unit Developments. Local commercial uses lining Rosemead Boulevard and Duarte Road are all in standard condition.







## *Single Family Housing*

### **Community Development Needs**

Selective investment is primarily needed along Rosemead Boulevard. Overall, up to 25% of multi-family units need maintenance and rehabilitation.



## *Multi-Family Housing*



### **Public/Private Investment Opportunities**

- Housing rehabilitation/repair



## *Commercial Businesses*



## Strategy Area: **Unincorporated North East San Gabriel**

District: **5**

Census Tracts/Block Groups: 4800.11/all: 1-2, 4800.12/1, 4801.02/2

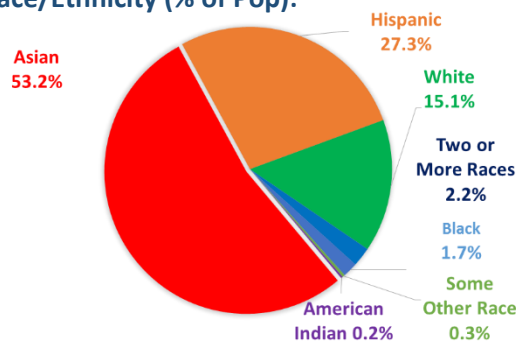
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 7,214

#### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 54.1%

**Median Income:** \$54,065  
Compare to County Median: 96.8%

#### Education Level (% of Pop):

Less than 9th grade:	9.2%
Some High School:	6.2%
High school diploma:	21.3%
Some college:	21.3%
College degree:	29.2%
Advance Degree:	12.8%

**Unemployed:** 4.4%

**Households Receiving Public**

**Assistance:** 1.4%

**Persons in Poverty:** 12.3%

**Persons Disabled:** 7.0%



### Housing Characteristics

**Total Units (2010):** 2,647

#### Occupancy:

Owner Occupied	40.8%
Renter Occupied	59.2%

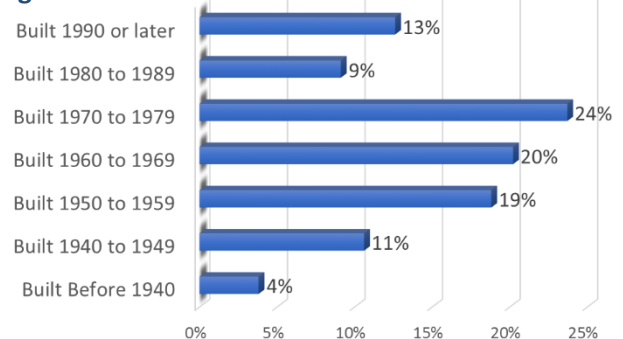
#### Vacancy:

Vacant Units	4.1%
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#### Type of Units:

Single Family	54.9%
Multi-Family	45.0%
Mobile Homes Boats RV	0.0%

#### Age of Units:



**Persons Per Occupied Unit:** 3.0

**Overcrowded Total:** 10.8%

Overcrowded Owners	4.1%
Overcrowded Renters	15.4%

#### Bedrooms by Gross Rent:

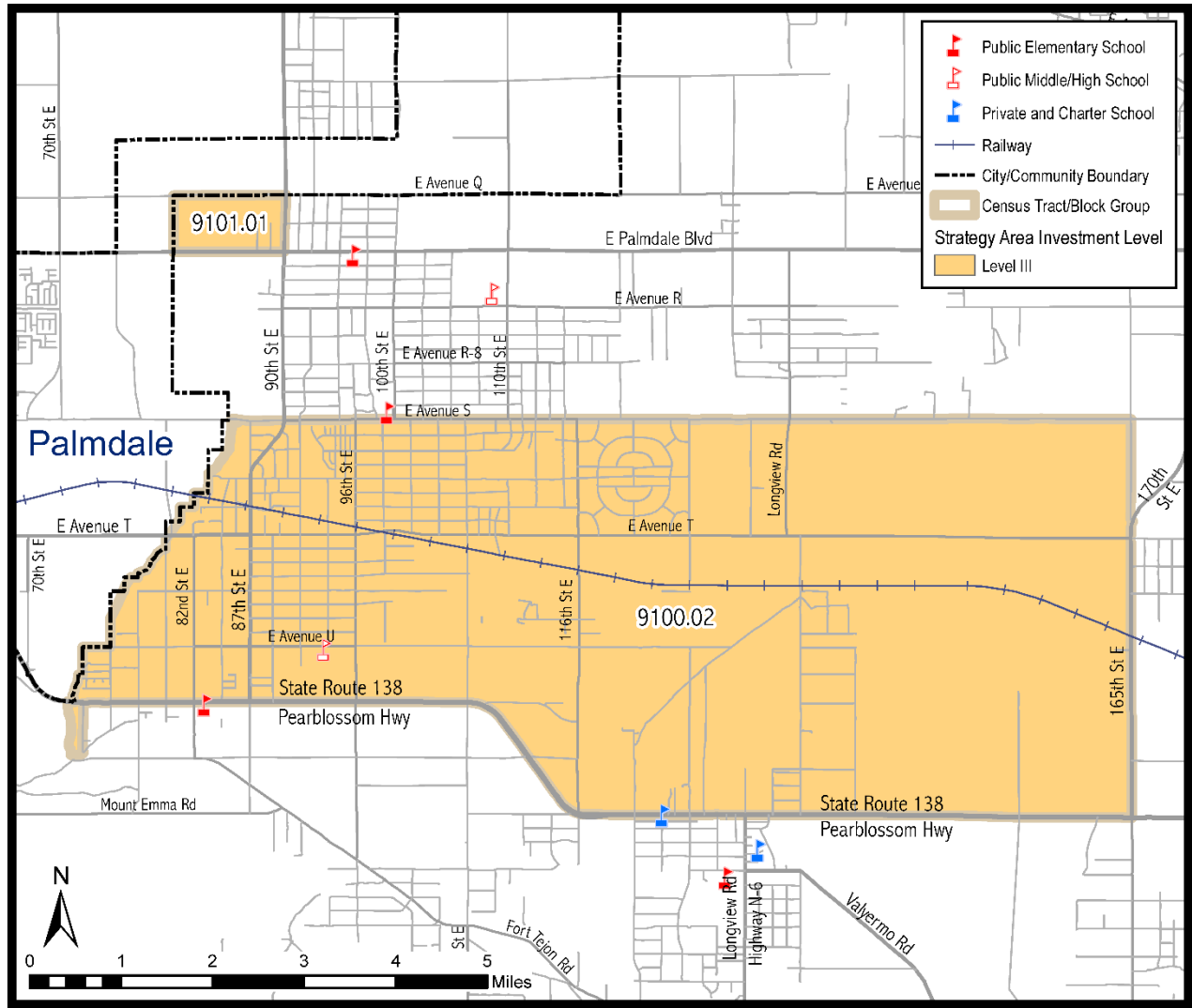
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.5%	0.4%	0.3%
\$500-749	0.3%	3.6%	0.3%	2.1%
\$750-999	3.7%	17.7%	3.3%	0.7%
\$1000 or More	3.0%	14.6%	28.4%	16.5%
No Cash Rent	0.0%	0.0%	2.6%	1.5%



# District 5 – Unincorporated Pearblossom

## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 9100.02/all: 1-3, 9101.01/all:1



### Physical Description

This rural area is predominantly single family, owner-occupied residential, with a few multi-family units scattered throughout and two Mobile Home Trailer Parks. The area also consists of large horse properties, agriculture properties, and large vacant lots. Approximately 28% of the housing is renter-occupied. The overall housing stock is in fair condition and about 12% is vacant. Some residential areas need street repaving and trash clean-up. There are local commercial uses along Pearblossom Highway (State HWY 138) and Palmdale Boulevard that are in fair condition.





*Single Family Housing*



**Community Development Needs**

Intensive investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Trash clean-up and street repaving is also needed.



*Multi-Family Housing*

*Mobile Home Park*







## *Commercial Businesses*



### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Public works improvements
- Trash clean-up
- Commercial façade revitalization



## *Accumulated Trash and Debris*



## *Closed Businesses*

# Strategy Area: **Unincorporated Pearblossom**

District: **5**

Census Tracts/Block Groups: 9100.02/all: 1-3, 9101.01/all: 1

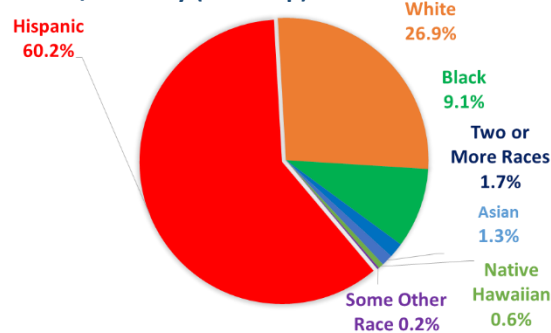
Designation: **Level III**



## Demographic Characteristics

**Total Population (2010):** 5,315

### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 67.8%

**Median Income:** \$47,963  
Compare to County Median: 85.8%

### Education Level (% of Pop):

Less than 9th grade:	16.9%
Some High School:	17.4%
High school diploma:	28.7%
Some college:	26.0%
College degree:	7.6%
Advance Degree:	2.9%

**Unemployed:** 14.5%

**Households Receiving Public**

**Assistance:** 9.7%

**Persons in Poverty:** 24.4%

**Persons Disabled:** 15.5%



## Housing Characteristics

**Total Units (2010):** 1,665

### Occupancy:

Owner Occupied	71.5%
Renter Occupied	28.4%

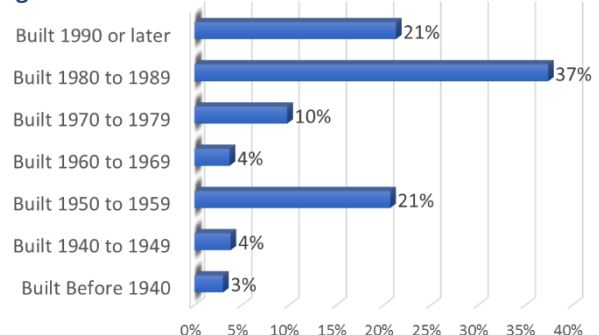
### Vacancy:

Vacant Units	12.4%
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### Type of Units:

Single Family	91.4%
Multi-Family	4.9%
Mobile Homes Boats RV	3.5%

### Age of Units:



**Persons Per Occupied Unit:** 3.5

**Overcrowded Total:** 11.8%

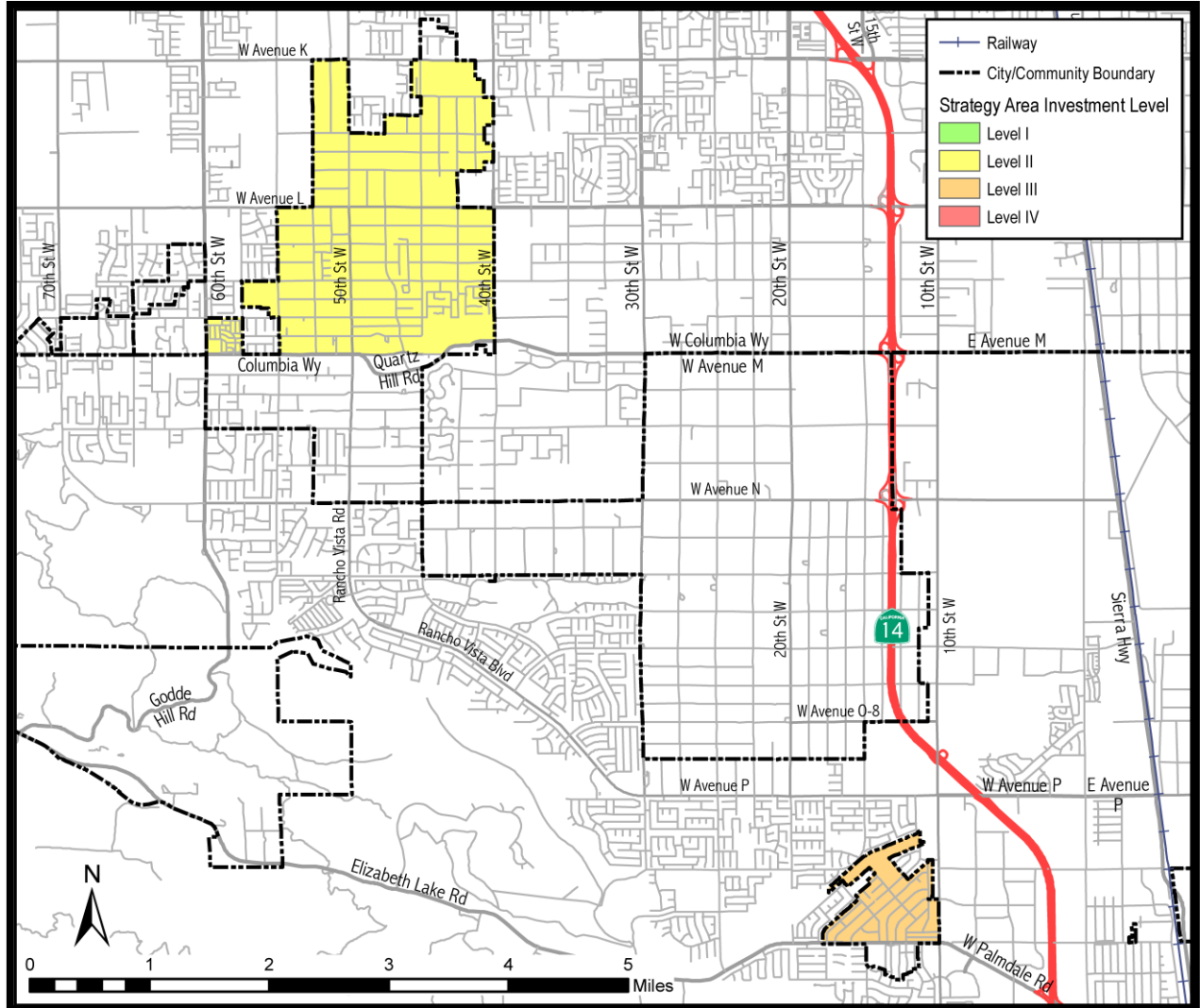
Overcrowded Owners	11.9%
Overcrowded Renters	11.5%

### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.2%	0.0%
\$500-749	0.5%	5.3%	4.3%	2.2%
\$750-999	0.0%	2.9%	3.6%	10.6%
\$1000 or More	0.0%	8.4%	1.0%	53.0%
No Cash Rent	3.1%	0.0%	3.6%	0.0%



## Unincorporated Quartz Hill – Area Overview



### Physical Description

Unincorporated Quartz Hill consists of two strategy areas. The southern strategy area, Unincorporated Quartz Hill III contains mostly single family residential on large lots, while the northern strategy area, Quartz Hill II has a more diverse housing stock that includes, in addition to single family residential, multi-family housing, apartments, and a Mobile Home Park. The housing ranges from fair to standard condition. Commercial uses exist in both areas along major thoroughfares and are in standard condition.

### Community Development Needs

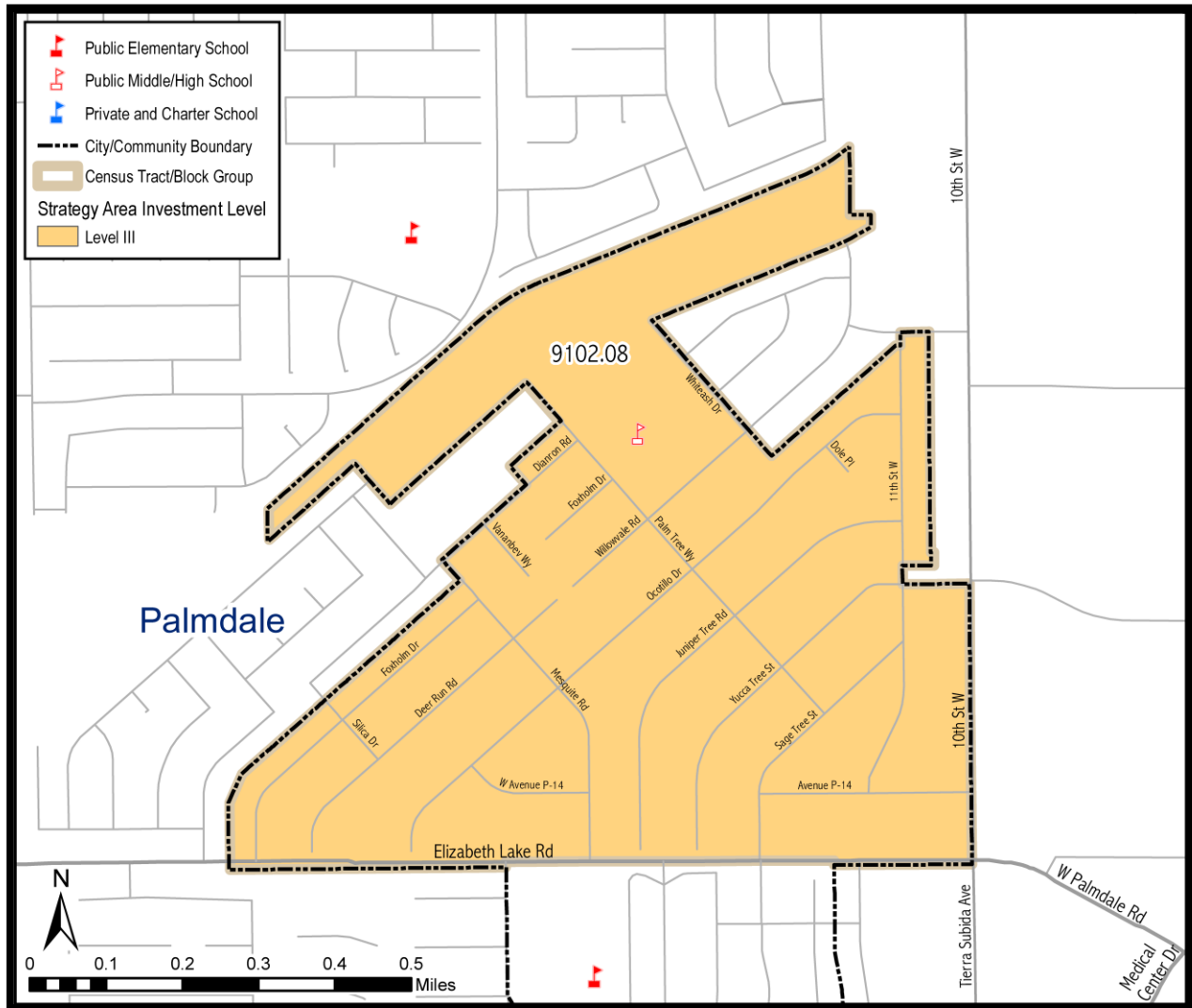
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some areas require street repairs and trash clean-up.

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# District 5 – Unincorporated Quartz Hill III

## Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 9102.08/all: 2



### Physical Description

This area predominantly consists of owner-occupied, single family residential properties, on large lots. The homes are generally in fair condition, with about 10% being newer infill housing. Commercial businesses are located along 10<sup>th</sup> Street W and Elizabeth Lake Road, all in good to standard condition. The streets are in fair condition, with a few needing resurfacing.





## *Single Family Housing*



### **Community Development Needs**

Residential investment is needed in specific areas to encourage private property improvements, including minor to major rehabilitation. Some of the streets need to be repaved. This area would benefit from a trash clean-up program.



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Street pavement improvements
- Trash clean-up

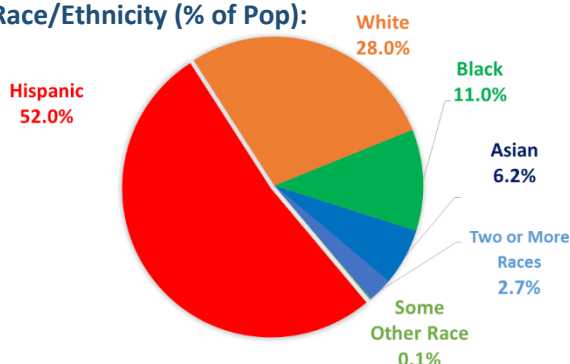


*Commercial Businesses*



*Accumulated Trash  
and Debris*

Census Tracts/Block Groups: 9102.08/all: 2

Designation: **Level III****Demographic Characteristics****Total Population (2010):** 1,717**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 56.0%**Median Income:** \$66,399

Compare to County Median: 118.8%

**Education Level (% of Pop):**

Less than 9th grade:	4.5%
Some High School:	11.4%
High school diploma:	26.3%
Some college:	39.3%
College degree:	11.9%
Advance Degree:	6.0%

**Unemployed** 11.7%**Households Receiving Public****Assistance:** 4.5%**Persons in Poverty:** 8.7%**Persons Disabled:** 10.5%**Housing Characteristics****Total Units (2010):** 535**Occupancy:**

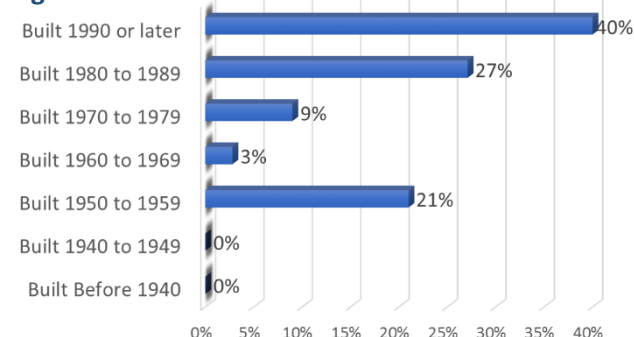
Owner Occupied	68.7%
Renter Occupied	31.3%

**Vacancy:**

Vacant Units	10.1%
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**Type of Units:**

Single Family	94.1%
Multi-Family	5.9%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 3.7**Overcrowded Total:** 3.9%

Overcrowded Owners	3.6%
Overcrowded Renters	4.6%

**Bedrooms by Gross Rent:**

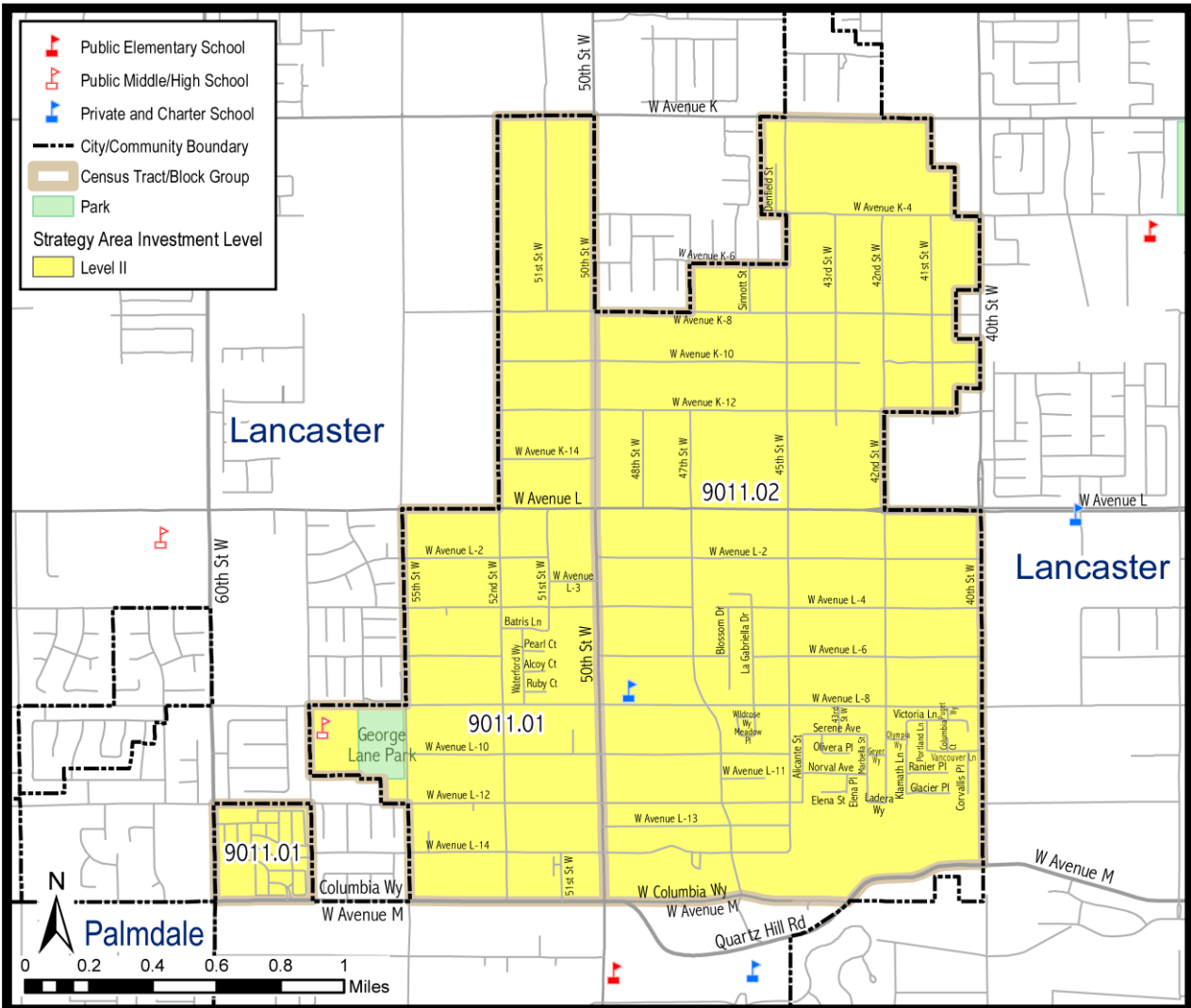
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	8.6%	2.6%	0.0%
\$750-999	0.0%	5.3%	2.6%	2.0%
\$1000 or More	3.3%	0.0%	2.0%	68.9%
No Cash Rent	0.0%	0.0%	0.0%	2.0%



# District 5 – Unincorporated Quartz Hill II

## Level II – Selective Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 9011.01/all: 1-2, 9011.02/all: 1-3



### Physical Description

This strategy area contains a mixture of housing: large residential horse properties, apartments, and newer subdivisions, all in good to standard condition. Commercial businesses are located along 50<sup>th</sup> Street W and W Avenue K-8, all in good to standard condition. The area also contains the Quartz Hill Mobile Home Park. About 68% of the homes are owner-occupied and about 79% were built after 1969. The mobile homes are in fair to good condition, with some needing minor and major rehabilitation. The streets are in fair condition, with a few needing resurfacing.



*Single Family Housing*



*Mobile Home Park*



*Multi-Family Housing*







### **Community Development Needs**

About 25% of the mobile homes need minor to major rehabilitation and about 15% of the single family residential properties need maintenance/minor rehabilitation. Some of the streets need to be repaved.

### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Street pavement improvements





## Strategy Area: **Unincorporated Quartz Hill II**

District: **5**

Census Tracts/Block Groups: 9011.01/all: 1-2, 9011.02/all: 1-3

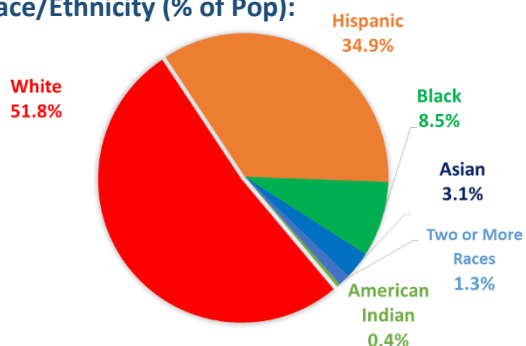
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 8,516

#### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 59.6%

**Median Income:** \$55,935

Compare to County Median: 100.1%

#### Education Level (% of Pop):

Less than 9th grade:	4.5%
Some High School:	8.7%
High school diploma:	35.1%
Some college:	32.7%
College degree:	11.7%
Advance Degree:	6.9%

**Unemployed** 12.0%

**Households Receiving Public**

**Assistance:** 5.2%

**Persons in Poverty:** 18.3%

**Persons Disabled:** 10.3%



### Housing Characteristics

**Total Units (2010):** 2,975

#### Occupancy:

Owner Occupied	67.5%
Renter Occupied	32.5%

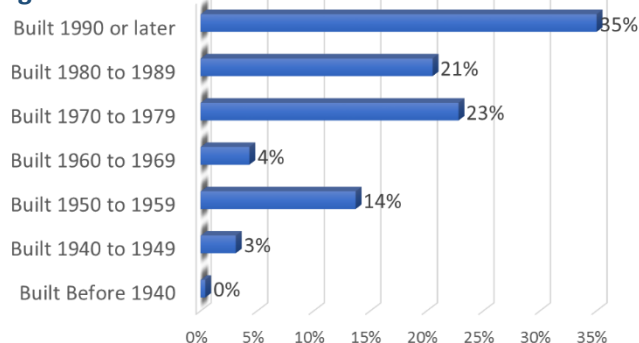
#### Vacancy:

Vacant Units	8.7%
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#### Type of Units:

Single Family	81.6%
Multi-Family	11.1%
Mobile Homes Boats RV	7.3%

#### Age of Units:



**Persons Per Occupied Unit:** 3.0

**Overcrowded Total:** 1.4%

Overcrowded Owners	1.2%
Overcrowded Renters	1.8%

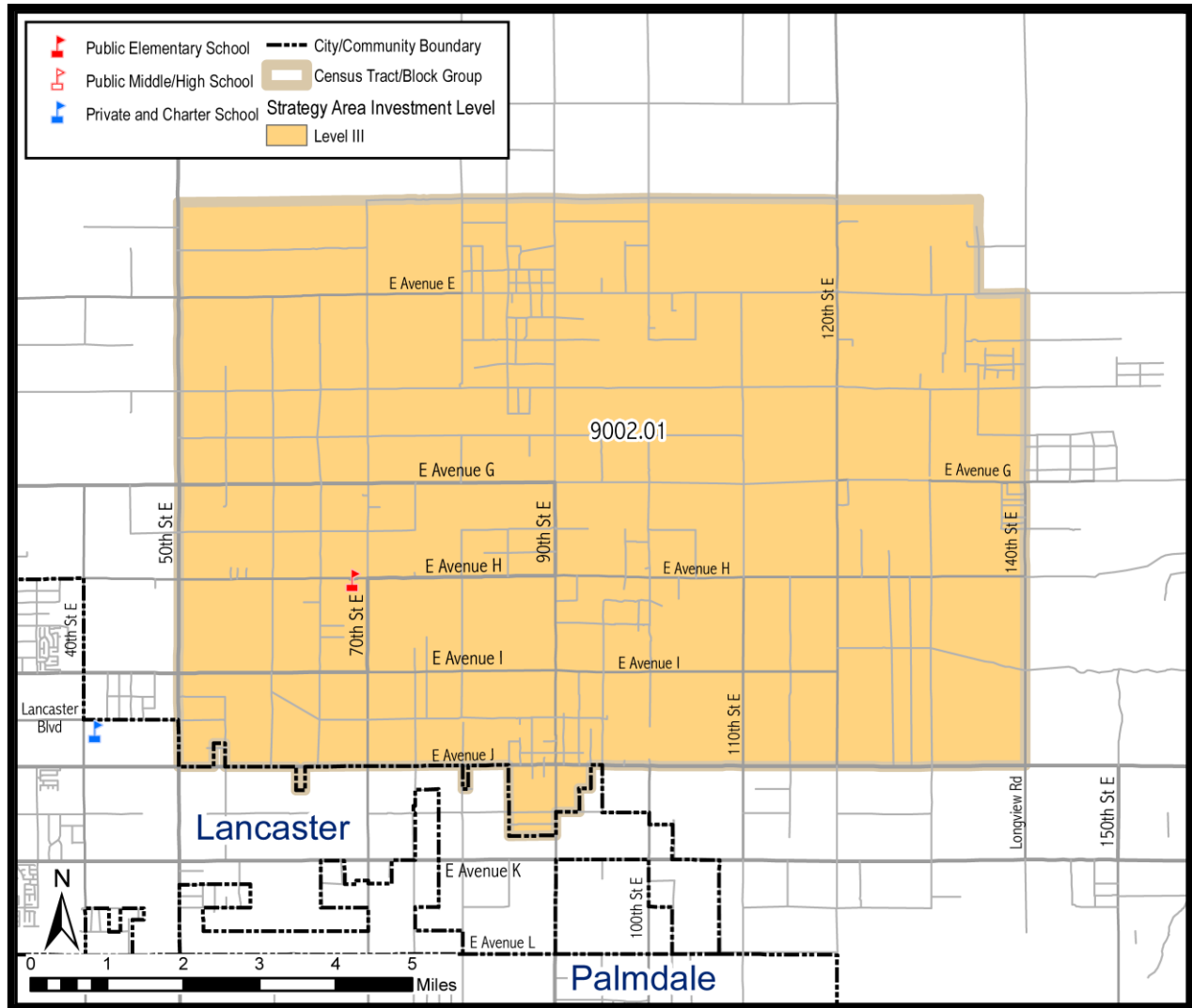
#### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.6%	1.6%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	2.1%	0.8%
\$500-749	0.0%	4.9%	2.0%	0.0%
\$750-999	0.0%	5.5%	23.4%	3.0%
\$1000 or More	0.0%	1.5%	5.8%	46.2%
No Cash Rent	0.0%	0.0%	0.0%	1.5%

# District 5 – Unincorporated Roosevelt

## Level III – Intensive Investment

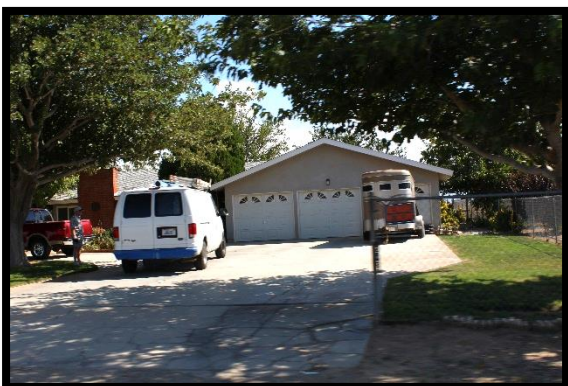
CENSUS TRACT/BLOCK GROUP: 9002.01/all:1



### Physical Description

This rural undeveloped area contains scattered residences at densities of 5 to 10 units per square mile with some agricultural operations. The area's residential housing is in fair condition, with a majority exhibiting poor conditions. Approximately 29% of the housing units are vacant and boarded up. Many roads in this area are unimproved. Some of the streets are in fair condition, with some need of repaving. Vacant commercial is found along 140<sup>th</sup> Street E.





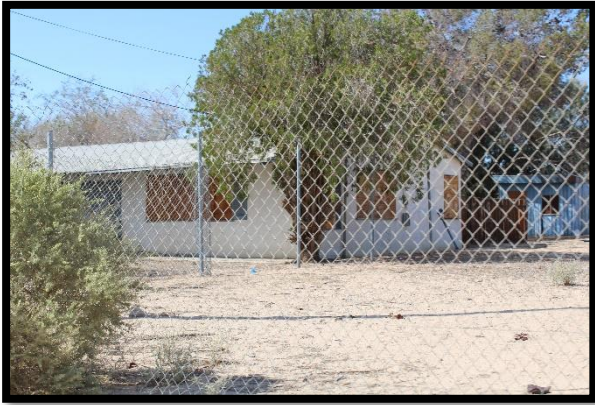
## *Single Family Housing*

### **Community Development Needs**

Intensive investment in the rehabilitation or replacement of housing is needed in the area to arrest an emerging pattern of deferred maintenance and decline. Street repairs are also needed.







## *Abandoned Housing & Businesses*



## *Limited Commercial Businesses*



### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Street repairs
- Commercial development

## Strategy Area: **Unincorporated Roosevelt**

District: **5**

Census Tracts/Block Groups: 9002.01/all: 1

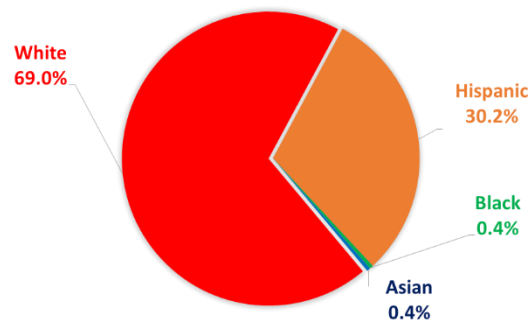
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 315

**Race/Ethnicity (% of Pop):**



**Low- and Moderate-Income Persons:** 66.7%

**Median Income:** \$33,482  
Compare to County Median: 59.9%

**Education Level (% of Pop):**

Less than 9th grade:	8.8%
Some High School:	11.7%
High school diploma:	38.6%
Some college:	23.4%
College degree:	10.5%
Advance Degree:	4.1%

**Unemployed:** 8.3%

**Households Receiving Public**

**Assistance:** 1.1%

**Persons in Poverty:** 26.1%

**Persons Disabled:** 7.4%



### Housing Characteristics

**Total Units (2010):** 130

**Occupancy:**

Owner Occupied	62.3%
Renter Occupied	36.7%

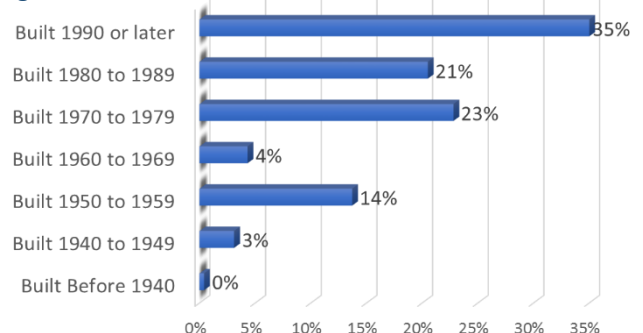
**Vacancy:**

Vacant Units	28.6%
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**Type of Units:**

Single Family	96.0%
Multi-Family	0.8%
Mobile Homes Boats RV	3.2%

**Age of Units:**



**Persons Per Occupied Unit:** 3.0

**Overcrowded Total:** 5.6%

Overcrowded Owners	0.0%
Overcrowded Renters	15.2%

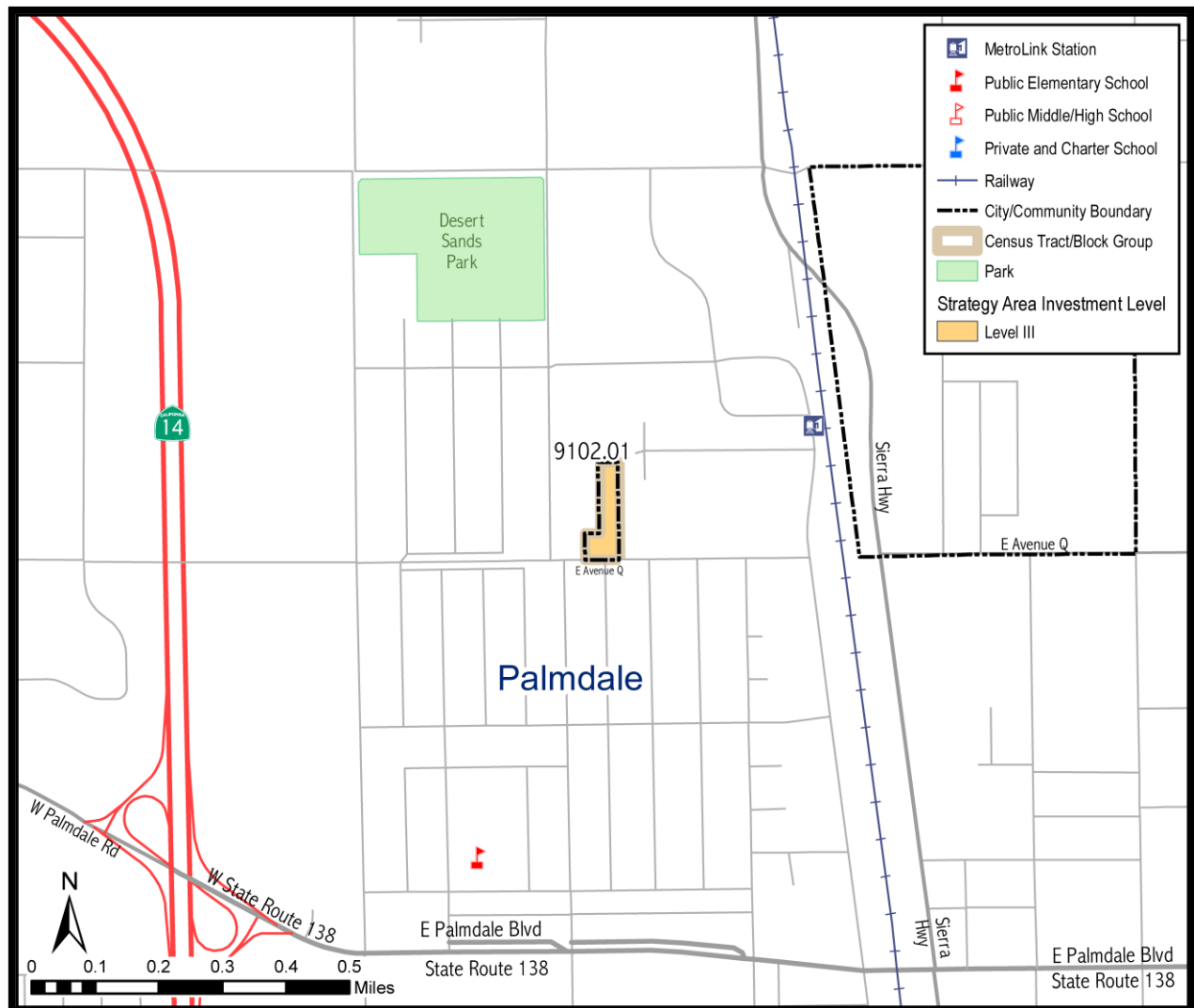
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	9.1%
\$500-749	0.0%	0.0%	6.1%	0.0%
\$750-999	0.0%	0.0%	9.1%	0.0%
\$1000 or More	0.0%	0.0%	6.1%	9.1%
No Cash Rent	0.0%	9.1%	30.3%	12.1%

# District 5 - Unincorporated South Antelope Valley

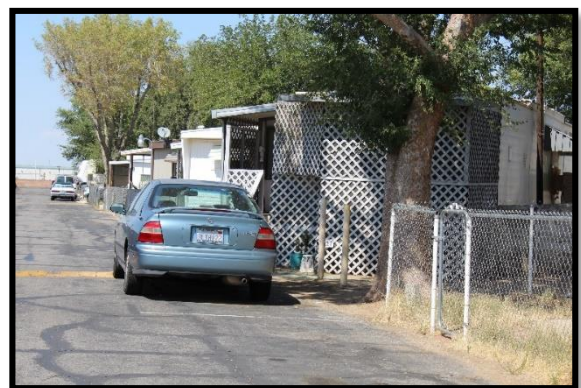
## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP: 9102.01/all:2



### Physical Description

This strategy area consists of a large mobile-home park, Telstar Mobile Home Park. The mobile homes are in fair condition, with some needing major rehabilitation or replacement. The streets are in fair condition.







## *Mobile Home Park*



### **Community Development Needs**

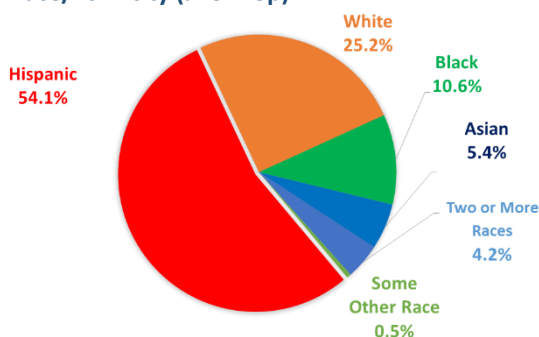
About 30% of the mobile homes need major rehabilitation, and about 10% need maintenance/minor rehabilitation.

### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs



Census Tracts/Block Groups: 9102.01/all: 2

Designation: **Level III****Demographic Characteristics****Total Population (2010):** 64**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 96.7%
**Median Income:** \$59,904  
 Compare to County Median: 102.1%
**Education Level (% of Pop):**

Less than 9th grade:	8.2%
Some High School:	10.9%
High school diploma:	24.3%
Some college:	36.9%
College degree:	10.1%
Advance Degree:	8.3%

**Unemployed** 17.7%**Households Receiving Public****Assistance:** 8.1%**Persons in Poverty:** 27.7%**Persons Disabled:** 15.1%**Housing Characteristics****Total Units (2010):** 30**Occupancy:**

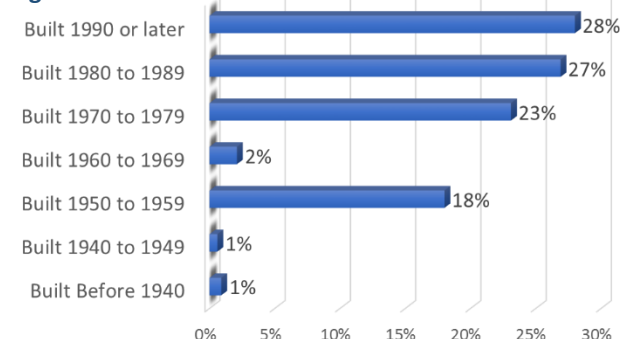
Owner Occupied	60.3%
Renter Occupied	39.4%

**Vacancy:**

Vacant Units	7.2%
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**Type of Units:**

Single Family	0%
Multi-Family	0%
Mobile or Manufactured Homes	100%

**Age of Units:****Persons Per Occupied Unit:** 3.3**Overcrowded Total:** 11.6%

Overcrowded Owners	2.1%
Overcrowded Renters	26.2%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.8%
\$500-749	0.0%	11.5%	0.0%	0.8%
\$750-999	2.5%	1.6%	5.7%	0.8%
\$1000 or More	0.0%	1.6%	24.6%	45.1%
No Cash Rent	0.0%	1.6%	0.0%	0.0%

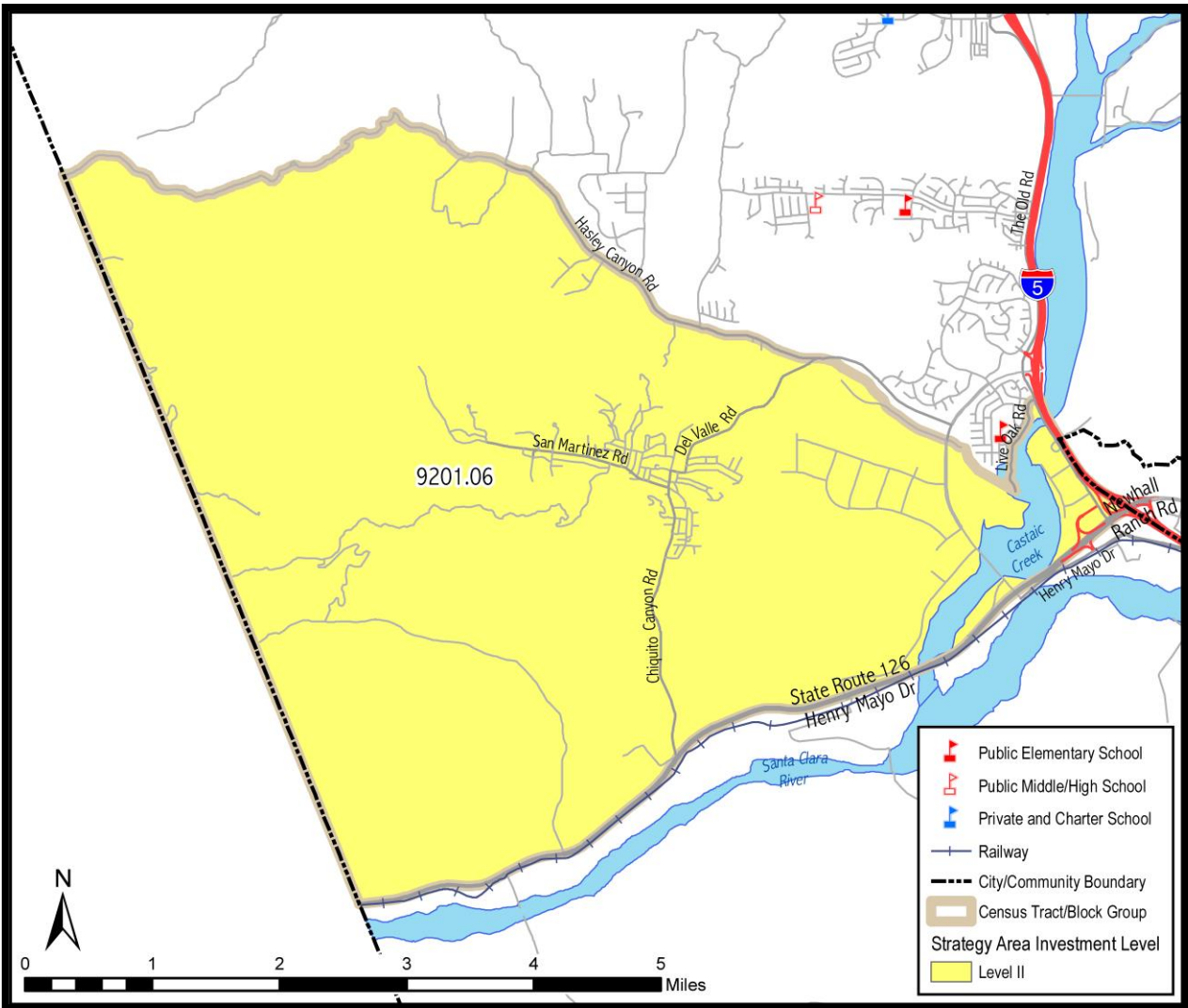
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# District 5 - Unincorporated Val Verde

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 9201.06/all:1



### Physical Description

This steeply-sloped area is largely rural land with one large mobile-home park, scattered horse properties, and two residential neighborhoods. The mobile homes are in fair to good condition, with some needing minor rehabilitation. There are also a few scattered homes that are vacant and abandoned. The streets in the neighborhoods need improvement. Commercial uses are in fair condition and exist along San Martinez Road.





*Single Family Housing*



*Abandoned Construction*



*Mobile Home Park*





## *Commercial Businesses*



### **Community Development Needs**

Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. About 10% of the mobile homes need minor rehabilitation, and about 15% need maintenance/minor rehabilitation. Street repaving is needed.

### **Public/Private Investment Opportunities**

- Housing rehabilitation/minor home repairs
- Commercial façade improvement
- Street repair/improvement



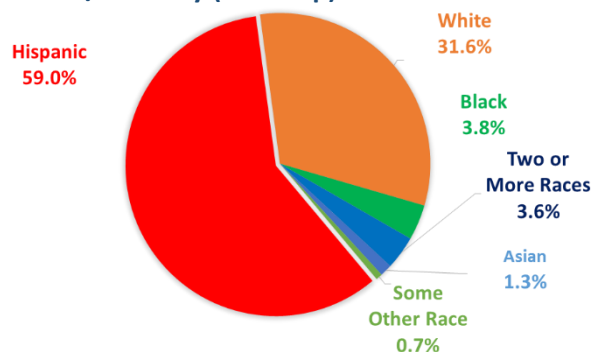
Census Tracts/Block Groups: 9201.06/all: 1

Designation: **Level II**

## Demographic Characteristics

**Total Population (2010):** 3,110

### Race/Ethnicity (% of Pop):



**Low- and Moderate-Income Persons:** 54.9%

**Median Income:** \$67,576

Compare to County Median: 121.0%

### Education Level (% of Pop):

Less than 9th grade:	14.4%
Some High School:	12.4%
High school diploma:	21.8%
Some college:	34.6%
College degree:	12.6%
Advance Degree:	4.1%

**Unemployed:** 22.6%

### Households Receiving Public

**Assistance:** 2.4%

**Persons in Poverty:** 18.6%

**Persons Disabled:** 9.1%



## Housing Characteristics

**Total Units (2010):** 941

### Occupancy:

Owner Occupied	72.5%
Renter Occupied	27.5%

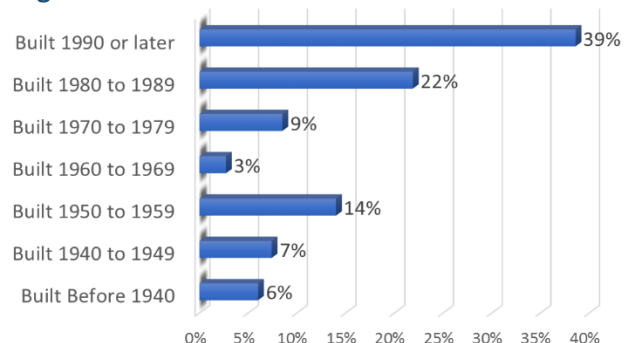
### Vacancy:

Vacant Units	6.1%
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### Type of Units:

Single Family	81.6%
Multi-Family	1.3%
Mobile Homes Boats RV	17.1%

### Age of Units:



**Persons Per Occupied Unit:** 3.7

**Overcrowded Total:** 17.0%

Overcrowded Owners	9.9%
Overcrowded Renters	35.8%

### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	2.5%	5.8%
\$750-999	0.0%	5.0%	24.2%	10.4%
\$1000 or More	0.0%	7.5%	10.4%	30.0%
No Cash Rent	0.0%	2.1%	0.0%	2.1%