

# First Supervisorial District Strategy Area Designations

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## Statistical Profile of the First Supervisorial District

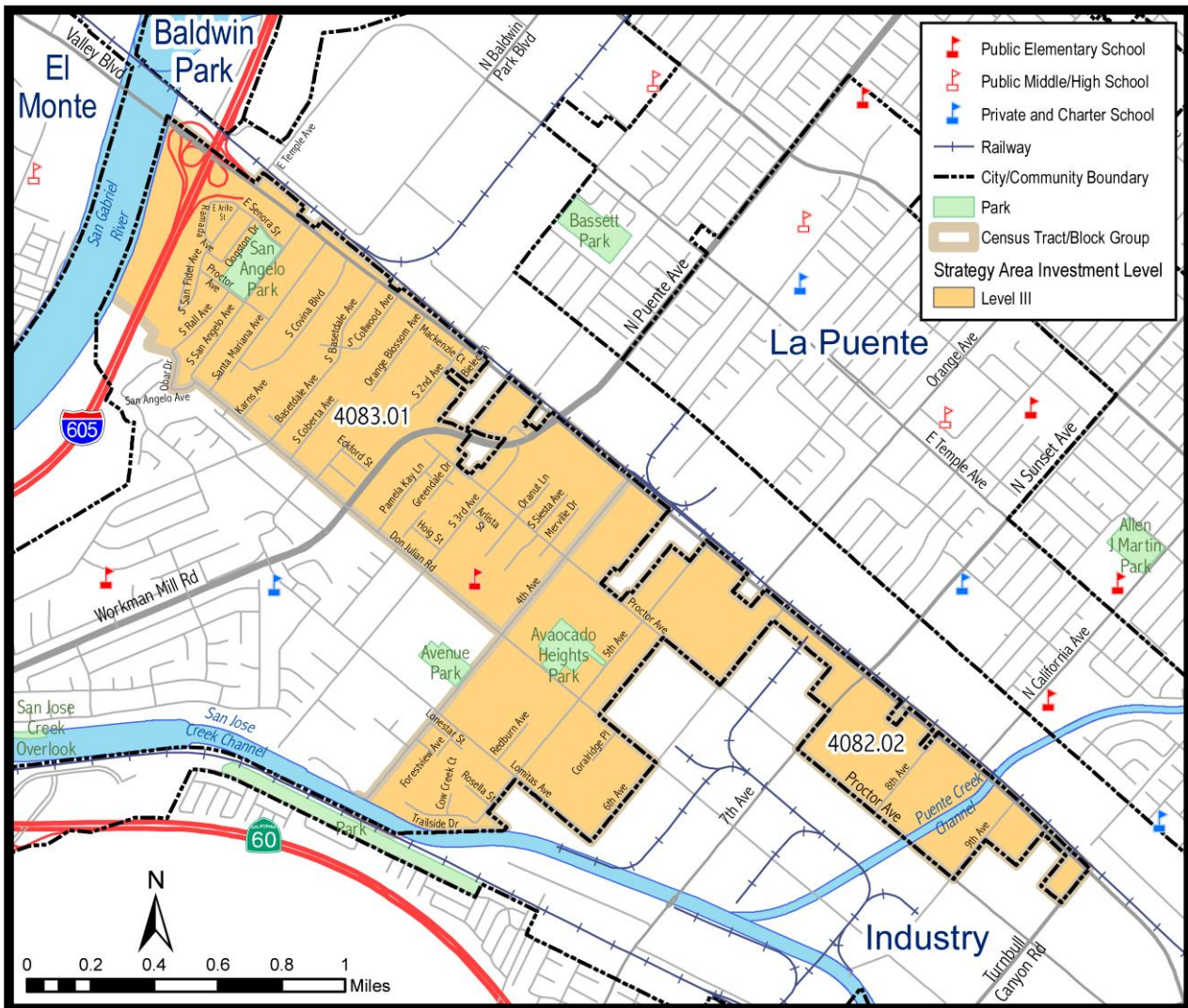
	Strategy Areas	All Unincorporated Areas in the District	Strategy Area as a % of District's Unincorporated Areas
<b>2010 Census</b>			
Total Population	214,596	259,596	82.60%
Total Low-Income Persons	150,867	171,832	87.80%
Total Housing Units	52,774	65,894	80.10%
<b>2010-2014 American Community Survey 5-Year Estimates</b>			
Unemployed Persons in Civilian Workforce	102,034	125,160	81.50%
Total Units Built Before 1940	11,265	11,736	96.00%
Total Units Built Between 1940 and 1949	10,042	10,889	92.20%
Total Units Built Between 1950 and 1959	15,548	18,553	83.80%
Total Units Built Between 1960 and 1969	7,046	10,201	69.10%
Total Units Built Between 1970 and 1979	4,492	7,483	60.00%
Total Units Built Between 1980 and 1989	2,770	4,278	64.70%
Total Units Built Between 1990 and 1999	1,536	2,067	74.30%
Total Units Built Between 2000 and 2009	1,112	1,764	63.00%
Total Units Built 2010 or Later	15	33	45.50%
Overcrowded Housing Units - Total	12,490	13,737	90.90%
Overcrowded Housing Units - Owners	4,009	4,550	88.10%
Overcrowded Housing Units - Renters	8,481	9,187	92.30%

# First District **STRATEGY AREAS**

# District 1 – Unincorporated Avocado Heights-Bassett North Whittier

## Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 4082.02/all: 1-2, 4083.01/all: 1-2



### Physical Description

Avocado Heights is known as the Avocado Heights Equestrian District. The northwest portion of this area contains single-family homes and a local park. To the southeast, development becomes a mix of single-family dwellings, and industrial plants and centers. The residences are in increasingly poorer condition. The large lots contain stored vehicles and equipment. Single-family dwellings predominate along the southwesterly side of the area, with many equestrian properties. 5<sup>th</sup> Avenue and 8<sup>th</sup> Avenue have industrial and commercial business mixed in with residential housing. Valley Boulevard is lined with strip centers, auto-related commercial centers, light industrial uses, a mobile home park, and a dozen or so dwelling units. There is a mix of old structures in generally poor condition and newer industrial and commercial centers in good condition. Along Proctor Avenue, newer commercial buildings, auto-related shops, and pallet factories are mixed in with large deep horse properties.





## *Single Family Housing*

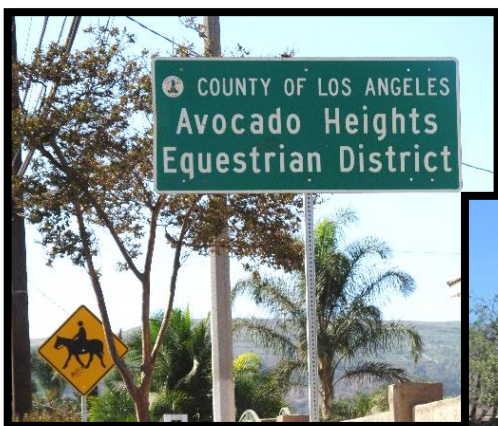


### **Community Development Needs**

Major investment is needed for revitalization of most retail businesses along Valley Boulevard. Many of the residential properties, particularly toward the southeast, need major rehabilitation and clean-up.

## *Mobile Home Park*





#### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Commercial revitalization

## *Commercial Businesses*



# Strategy Area: **Unincorporated Avocado Heights/Bassett/North Whittier**

Census Tracts/Block Groups: 4082.02/all: 1-2, 4083.01/all: 1-2

District: **1**

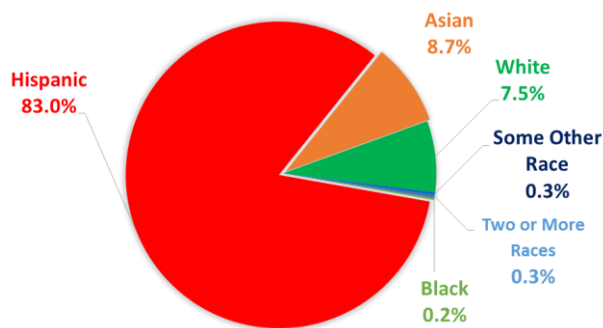
Designation: **Level III**



## Demographic Characteristics

**Total Population (2010):** 3,513

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



**Low- and Moderate-Income Persons:** 57.1%

**Median Income:** \$64,535  
Compare to County Median: 115.5%

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

Less than 9th grade:	20.6%
Some High School:	17.3%
High school diploma:	30.3%
Some college:	22.6%
College degree:	6.0%
Advance Degree:	2.7%

**Unemployed** 14.3%

**Households Receiving Public**

**Assistance:** 4.2%

**Persons in Poverty:** 17.8%

**Persons Disabled:** 11.1%



## Housing Characteristics

**Total Units (2010):** 804

**Occupancy:**

Owner Occupied	67.7%
Renter Occupied	32.3%

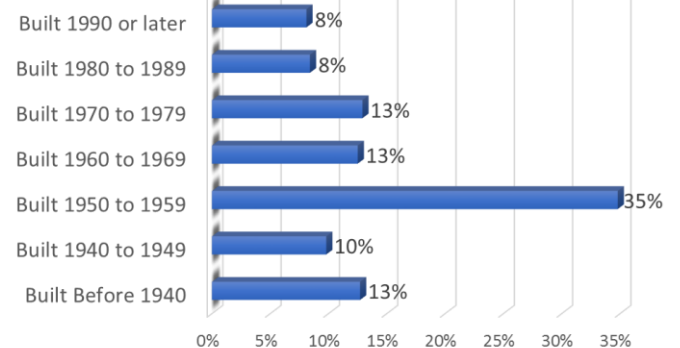
**Vacancy:**

Vacant Units	4.2%
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**Type of Units:**

Single Family	93.8%
Multi-Family	1.4%
Mobile Homes Boats RV	4.8%

**Age of Units:**



**Persons Per Occupied Unit:** 4.6

**Overcrowded Total:**

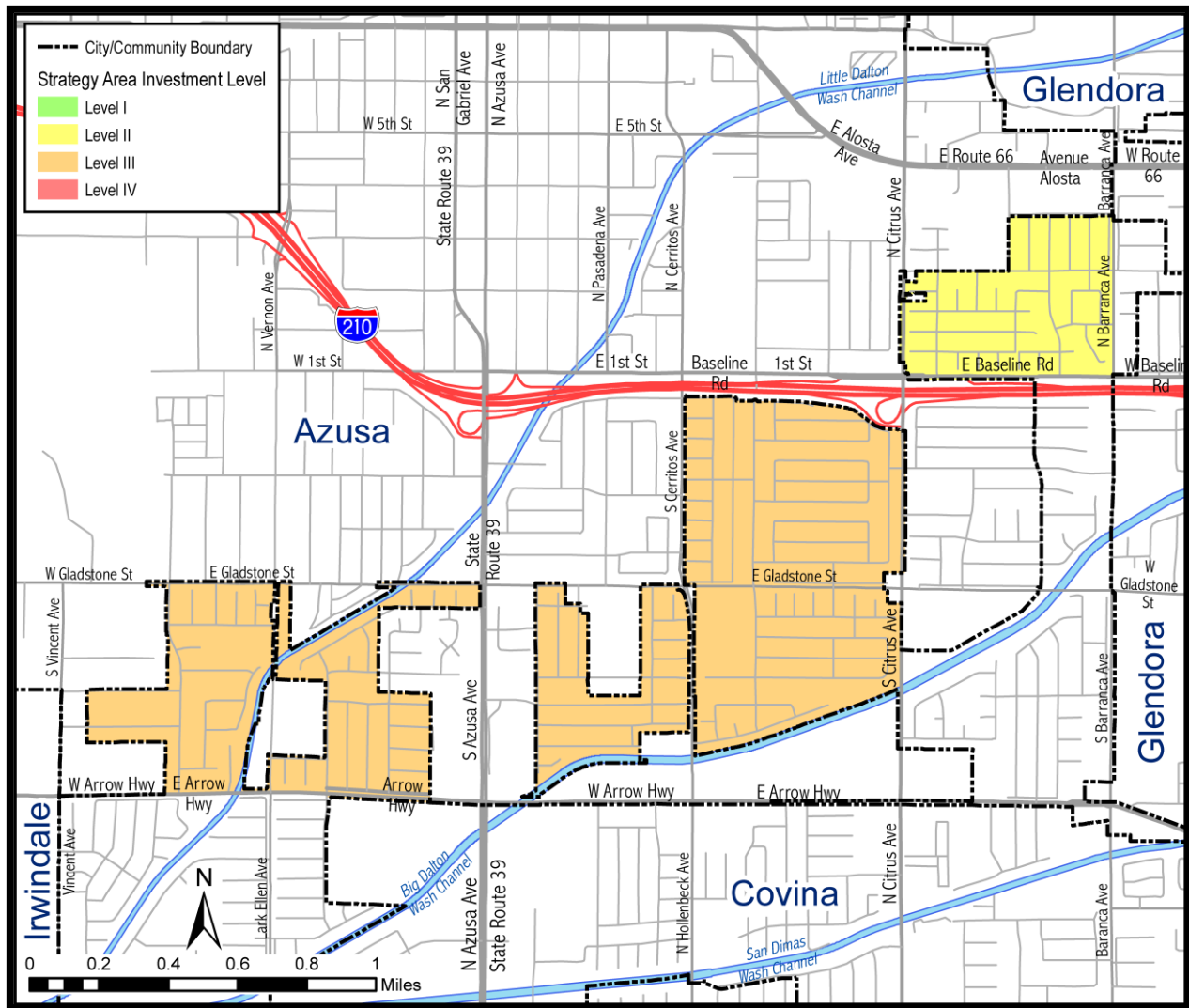
Overcrowded Owners	15.3%
Overcrowded Renters	38.1%

**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%	4.0%	0.8%	2.0%
\$750-999	0.0%	0.0%	6.5%	2.0%
\$1000 or More	0.0%	0.0%	10.1%	54.7%
No Cash Rent	4.9%	0.0%	7.3%	5.7%



# Unincorporated Azusa – Area Overview



## **Physical Description**

Unincorporated Azusa consists of two strategy areas. Unincorporated Azusa III is located in the southerly area and contains predominantly single family housing units with single garages. Commercial strips are located along Arrow Highway and Citrus Avenue. The housing and commercial stock is in fair condition. Graffiti is prevalent throughout the area. Unincorporated Azusa II is also mostly single family residential but in better condition. Some streets in both areas are in poor condition.

## **Community Development Needs**

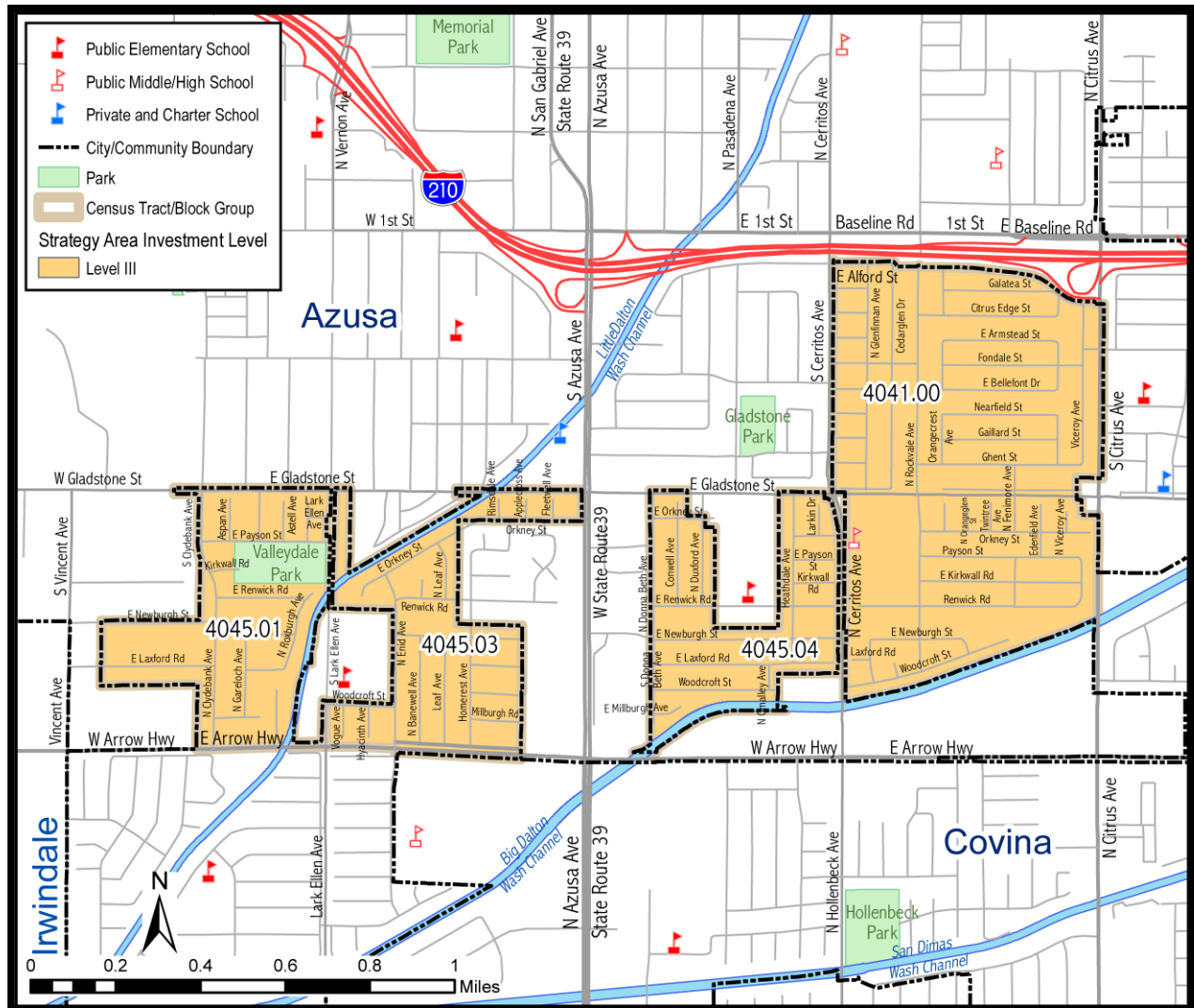
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial lots are vacant and need to be developed. Street improvements are needed throughout the area. Graffiti removal efforts should continue to be implemented.

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# District 1 – Unincorporated Azusa III

## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4041.00/all:1-4, 4045.01/all: 1  
4045.03/all:1, 4045.04/all:1-2



### Physical Description

These four Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the units are in fair condition. Some have single car garages. Local serving commercial strips are found along Arrow Highway and Citrus Avenue and are in standard condition. The housing and commercial developments need rehabilitation in order to enhance the area. Vacant commercial lots would benefit from development efforts. The easements in this area are poorly maintained. Graffiti is also prevalent in the area.



## *Single Family Housing*



### **Community Development Needs**

This area needs intensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation. There is also a need for maintenance, neighborhood clean-up programs, and graffiti abatement. Streets in this area also need improvement.







## *Commercial Businesses*

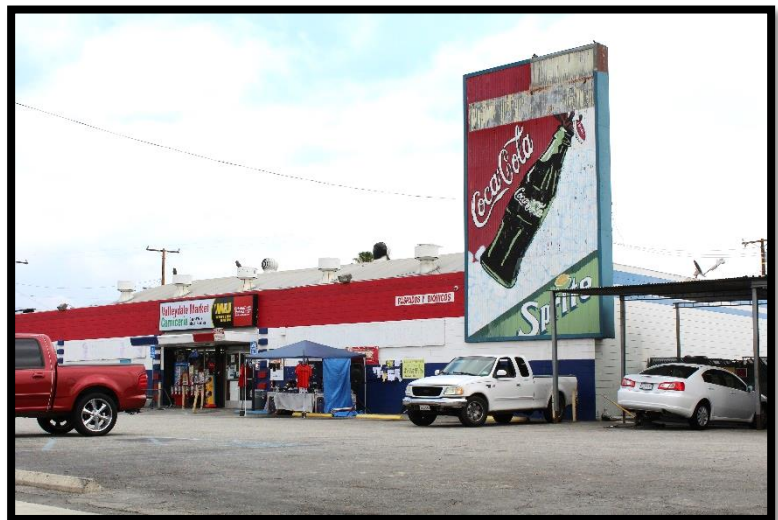


### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Street repairs
- Trash clean-up
- Graffiti abatement



## *Graffiti Abatement*



## *Vacant Commercial Land*



## Strategy Area: **Unincorporated Azusa III**

District: **1**

Census Tracts/Block Groups: 4041.00/all: 1-4, 4045.01/all: 1, 4045.03/all: 1, 4045.04/all: 1-2

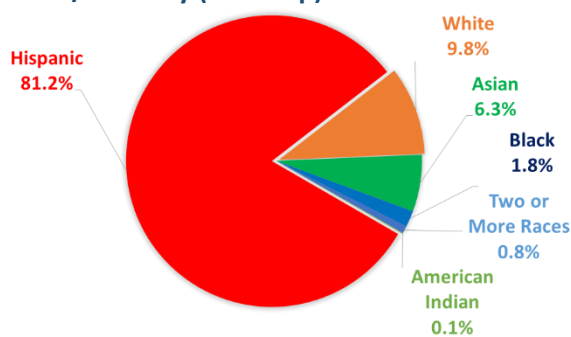
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 9,220

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



**Low- and Moderate-Income Persons:** 65.9%

**Median Income:** \$53,232  
Compare to County Median: 95.3%

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

Less than 9th grade:	21.4%
Some High School:	13.4%
High school diploma:	33.7%
Some college:	20.1%
College degree:	8.5%
Advance Degree:	2.5%

**Unemployed:** 10.5%

#### Households Receiving Public

**Assistance:** 5.5%

**Persons in Poverty:** 13.9%

**Persons Disabled:** 6.0%



### Housing Characteristics

**Total Units (2010):** 2,316

#### Occupancy:

Owner Occupied	57.3%
Renter Occupied	42.7%

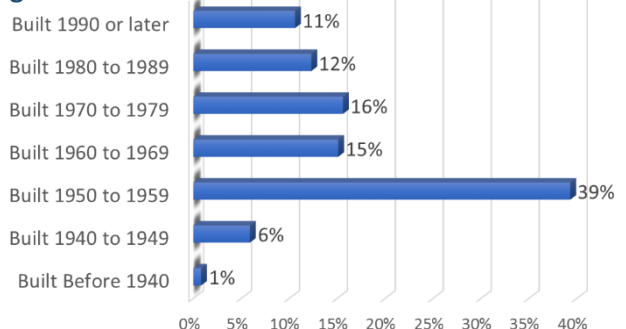
#### Vacancy:

Vacant Units	6.9%
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#### Type of Units:

Single Family	63.7%
Multi-Family	30.3%
Mobile Homes Boats RV	6.0%

#### Age of Units:



**Persons Per Occupied Unit:** 4.3

**Overcrowded Total:** 21.4%

Overcrowded Owners	21.6%
Overcrowded Renters	21.2%

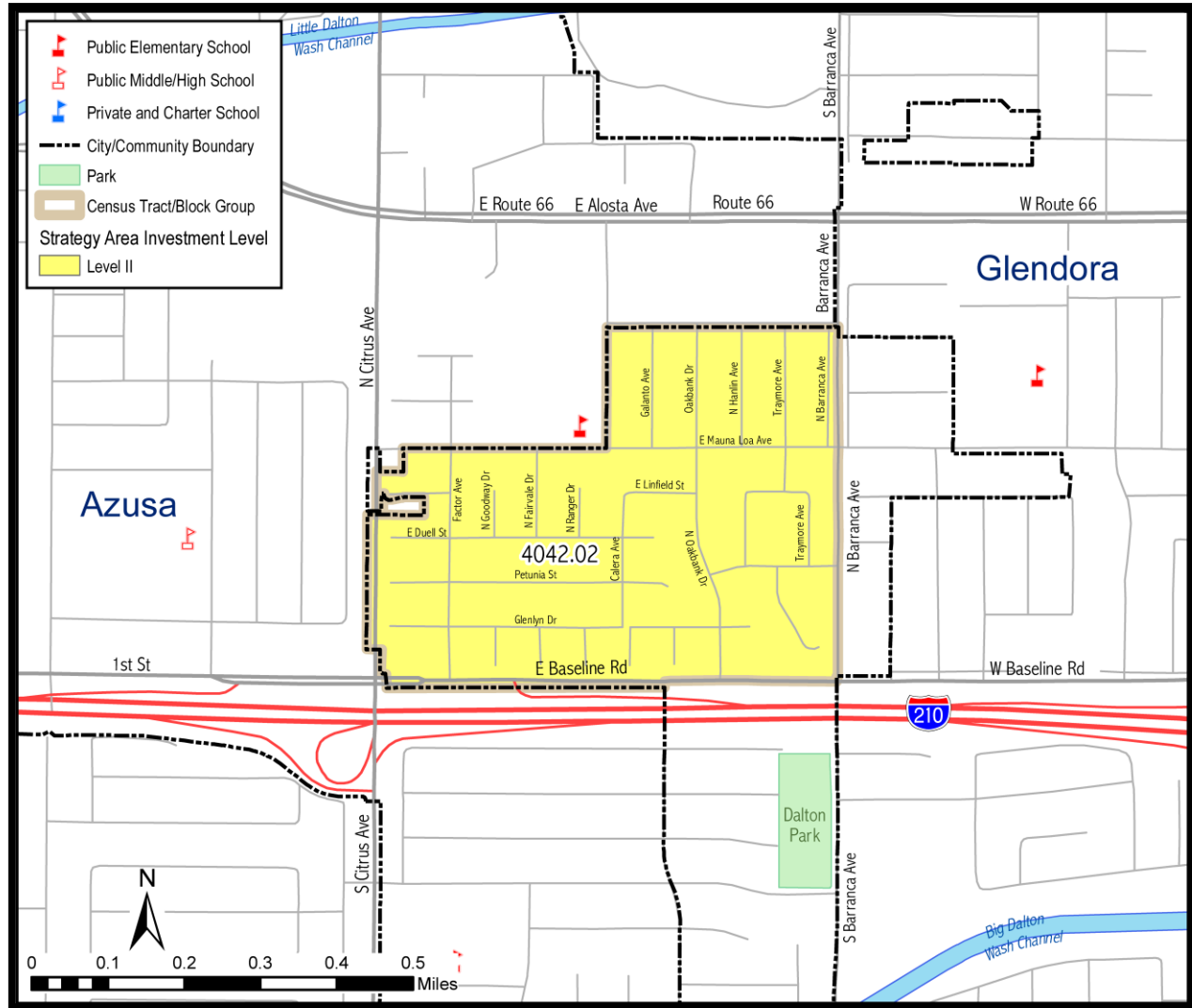
#### Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	2.2%	0.4%	0.0%
\$300-499	0.0%	0.7%	0.0%	1.7%
\$500-749	0.0%	0.4%	0.7%	0.0%
\$750-999	1.7%	10.1%	0.0%	3.8%
\$1000 or More	0.4%	21.9%	32.3%	20.9%
No Cash Rent	0.0%	0.0%	0.4%	1.5%

# District 1 – Unincorporated Azusa II

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(s): 4042.02/all:1-2



### Physical Description

This is predominantly a single family, largely owner-occupied residential area. The majority of the units are in standard condition with single car garages. Many of the houses were built between 1950 and 1959.







## *Single Family Housing*



### **Community Development Needs**

Selective investment is needed in specific residences. About 20% need minor repair. Some streets in this area need minor repair or improvement.

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

- Housing rehabilitation/minor home repairs
- Street repairs



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## Strategy Area: **Unincorporated Azusa II**

District: **1**

Census Tracts/Block Groups: 4042.02/all: 1-2

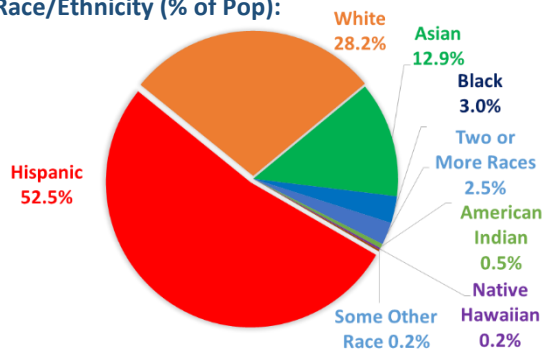
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 1,683

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



**Low- and Moderate-Income Persons:** 67.7%

**Median Income:** \$50,243  
Compare to County Median: 89.9%

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

Less than 9th grade:	10.3%
Some High School:	9.0%
High school diploma:	39.5%
Some college:	24.5%
College degree:	11.1%
Advance Degree:	5.1%

**Unemployed:** 19.1%

**Households Receiving Public**

**Assistance:** 0.8%

**Persons in Poverty:** 25.8%

**Persons Disabled:** 5.9%



### Housing Characteristics

**Total Units (2010):** 408

**Occupancy:**

Owner Occupied	51.0%
Renter Occupied	49.0%

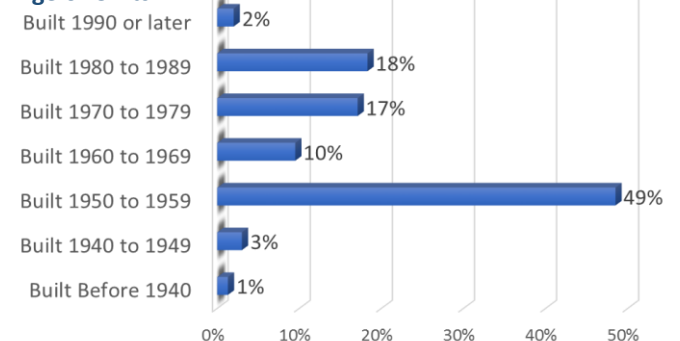
**Vacancy:**

Vacant Units	8.0%
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**Type of Units:**

Single Family	67.3%
Multi-Family	32.7%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 5.1

**Overcrowded Total:**

Overcrowded Owners	8.6%
Overcrowded Renters	10.1%

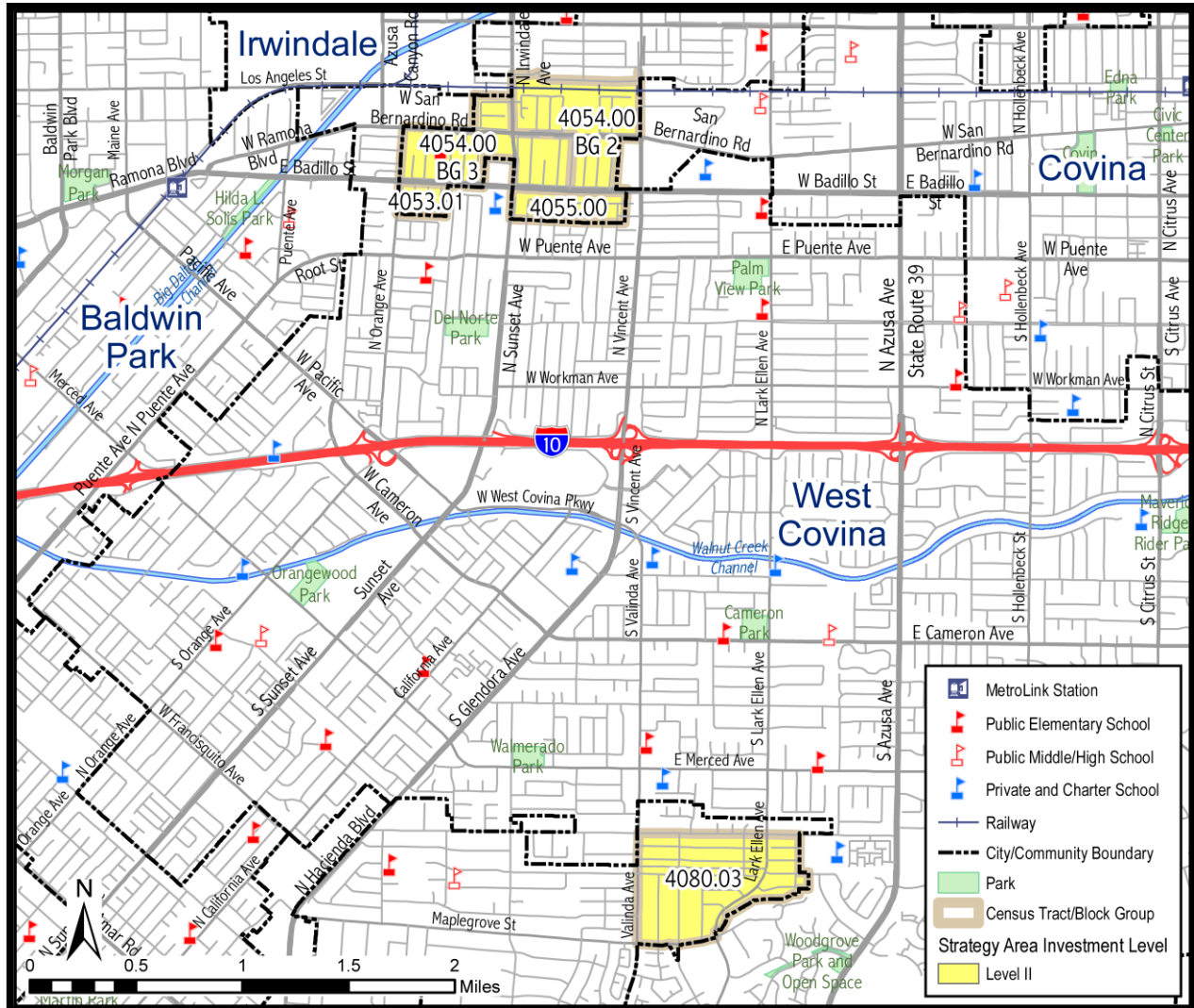
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	2.2%	0.0%
\$200-299	0.0%	0.0%	6.7%	0.0%
\$300-499	0.0%	0.0%	6.7%	0.0%
\$500-749	0.0%	0.0%	1.7%	5.0%
\$750-999	1.1%	19.6%	2.8%	2.8%
\$1000 or More	0.0%	4.5%	20.1%	22.9%
No Cash Rent	0.0%	0.0%	0.0%	1.7%

# District 1- Unincorporated Covina

## Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4053.01/all: 2, 4054.00/2,3, 4055.00/all:4, 4080.03/all:1-2



### Physical Description

This is a discontinuous area consisting of a mix of housing and small commercial uses. Generally, the area has no sidewalks and streetlights. The Northern portion of the area includes a mix of single family and multi-family housing in good to fair condition. This area also includes a small strip mall in standard condition. The Southern portion contains predominantly single family, owner-occupied housing in good condition.

### Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Also, older commercial strips need minor rehabilitation or façade improvements.

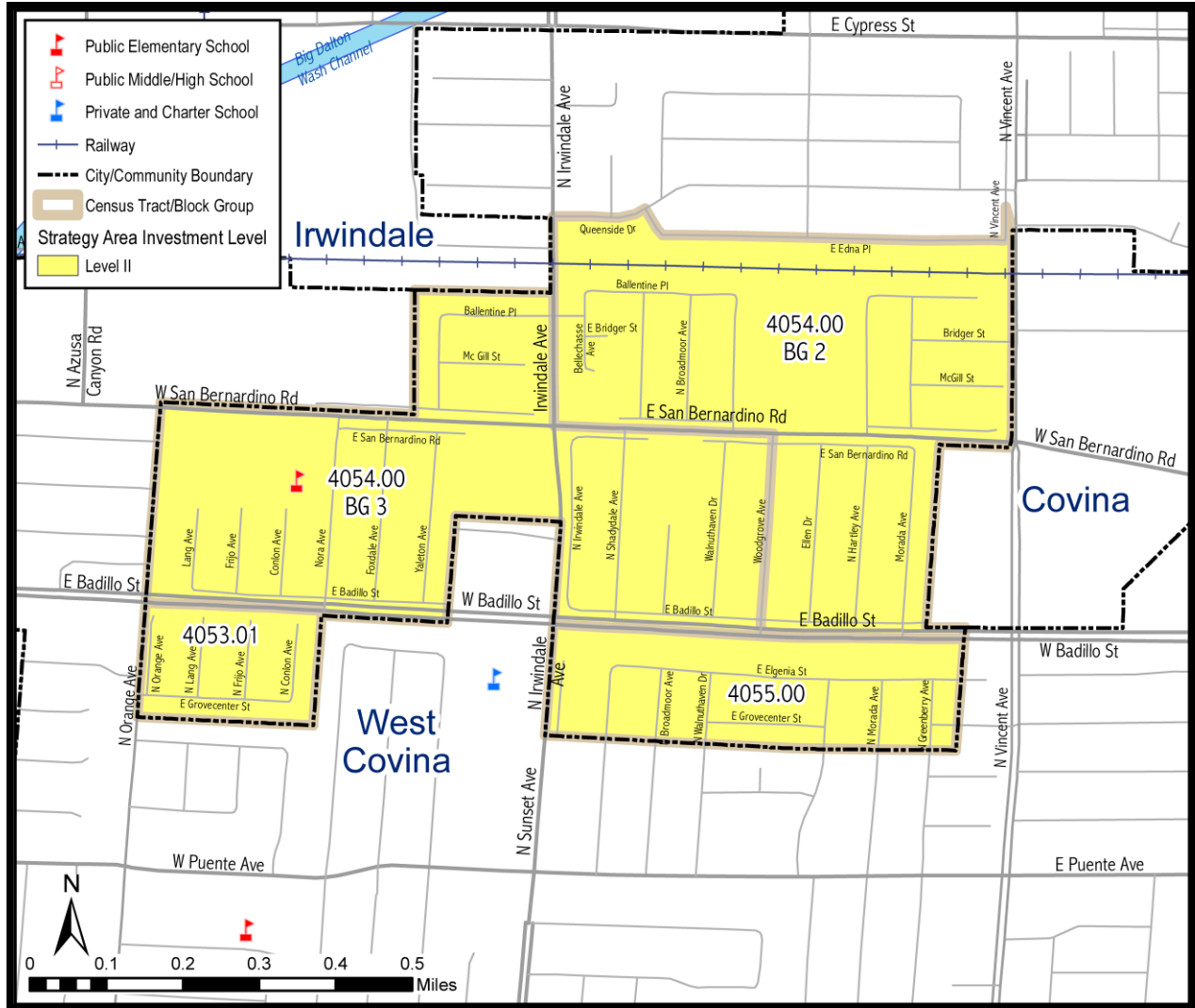
### Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Minor commercial rehabilitation



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**4053.01/all: 2, 4054.00/2,3, 4055.00/all:4,**



## Unincorporated Covina North Tracts



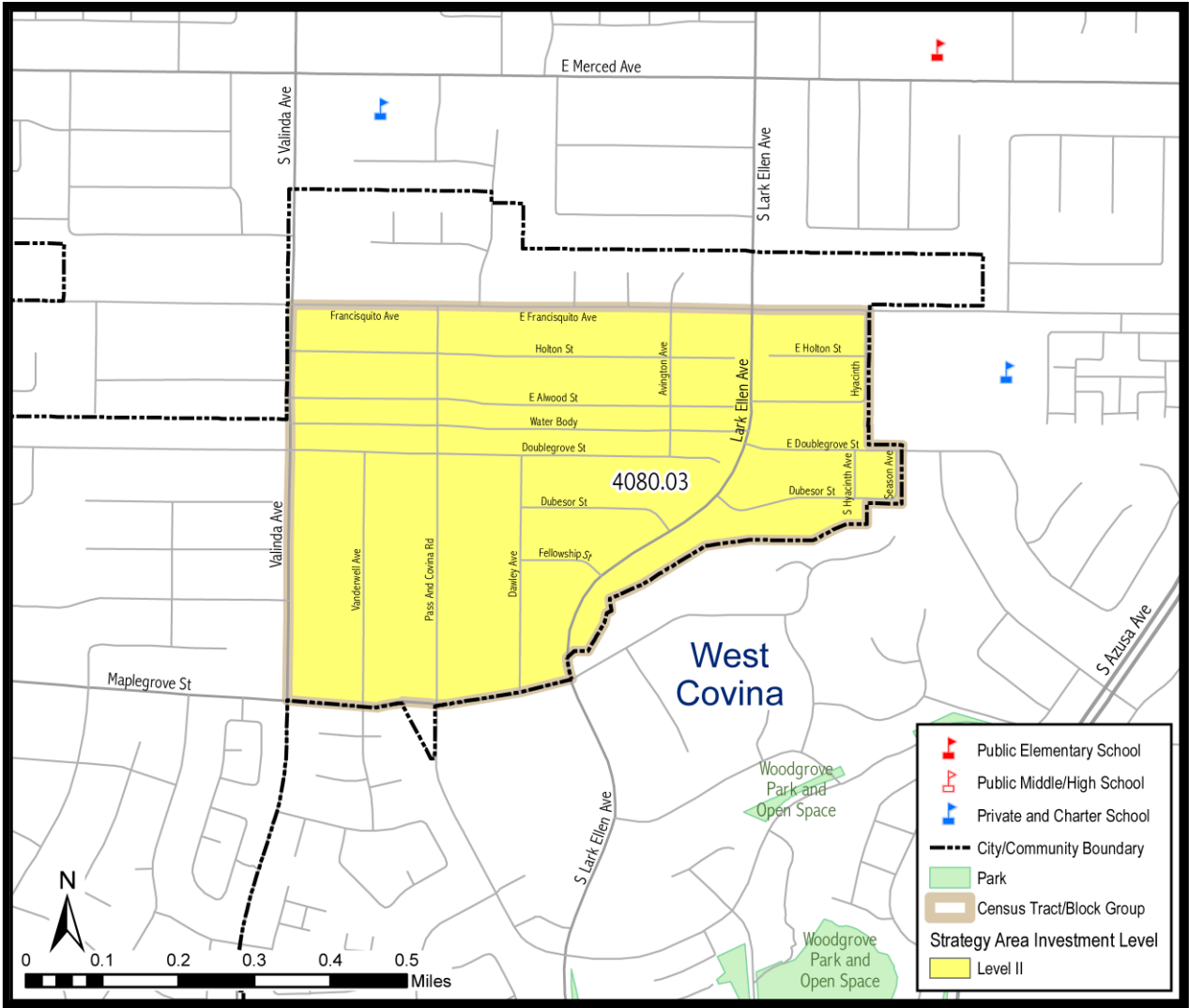
### *Single Family Housing*



### *Commercial Businesses*



Unincorporated Covina (South Tract)  
CENSUS TRACT/BLOCK GROUP(s): 4080.03/all:1-2







## Unincorporated Covina South Tract



## *Single Family Housing*



## Strategy Area: **Unincorporated Covina**

District: **1**

Census Tracts/Block Groups: 4053.01/all: 2, 4054.00/2,3, 4055.00/all: 4, 4080.03/all: 1-2

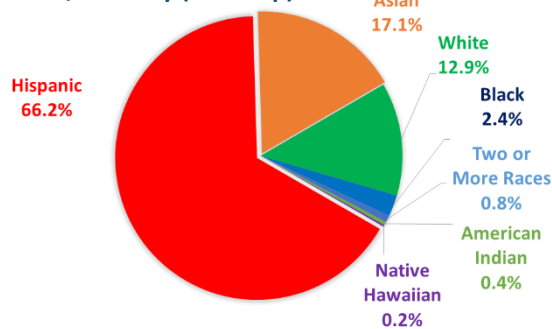
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 6,526

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



**Low- and Moderate-Income Persons:** 61.0%

**Median Income:** \$78,378  
Compare to County Median: 140.3%

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

Less than 9th grade:	10.0%
Some High School:	14.5%
High school diploma:	25.5%
Some college:	26.8%
College degree:	16.6%
Advance Degree:	5.7%

**Unemployed:** 12.4%

**Households Receiving Public**

**Assistance:** 2.6%

**Persons in Poverty:** 13.9%

**Persons Disabled:** 9.3%



### Housing Characteristics

**Total Units (2010):** 1,874

**Occupancy:**

Owner Occupied	74.8%
Renter Occupied	25.2%

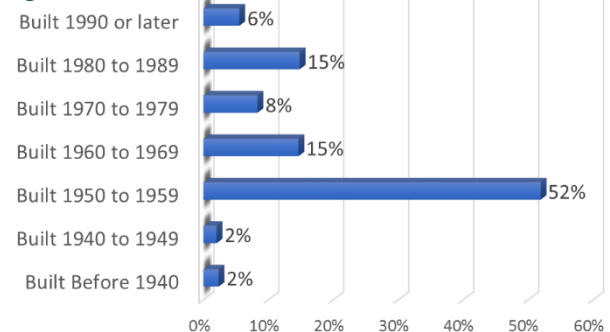
**Vacancy:**

Vacant Units	7.7%
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**Type of Units:**

Single Family	86.3%
Multi-Family	12.3%
Mobile Homes Boats RV	1.4%

**Age of Units:**



**Persons Per Occupied Unit:** 4.1

**Overcrowded Total:** 14.7%

Overcrowded Owners	9.8%
Overcrowded Renters	29.3%

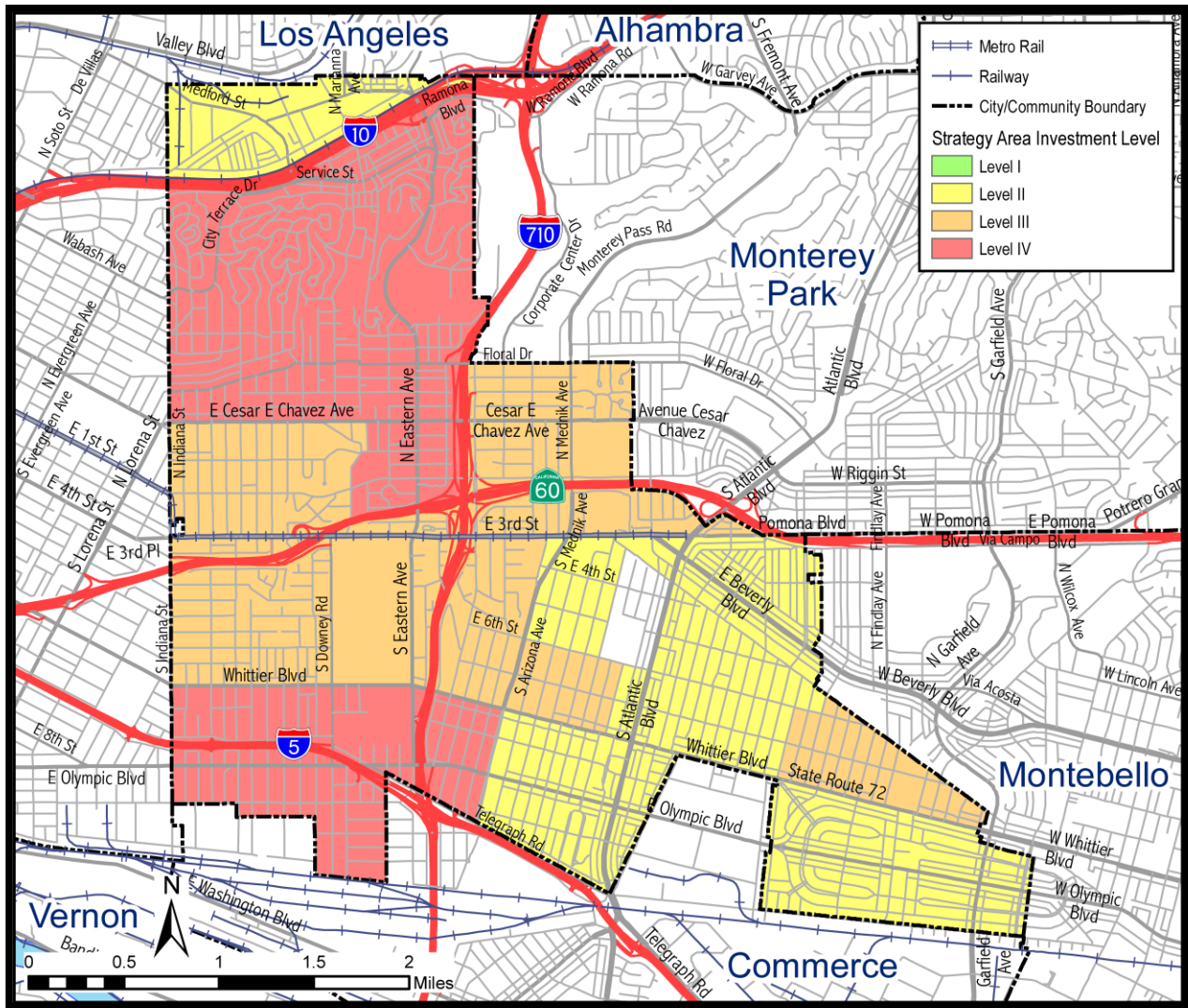
**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.7%	0.0%	0.0%
\$200-299	0.0%	0.7%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.9%	5.6%	0.2%	0.0%
\$750-999	0.0%	13.6%	0.9%	1.2%
\$1000 or More	0.0%	4.7%	27.2%	39.9%
No Cash Rent	0.0%	0.0%	0.0%	1.9%

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## Unincorporated East Los Angeles – Area Overview



## Physical Description

This predominantly Hispanic community, located immediately east of downtown Los Angeles, contains a full range of land uses from single family residential to small industrial properties. Vibrant commercial activity is primarily found along the major thoroughfares, including 1<sup>st</sup> and 3<sup>rd</sup> Streets, Cesar E. Chavez Avenue, and Whittier and Atlantic Boulevards. A majority of the units are single family and about half are more than 50 years old.

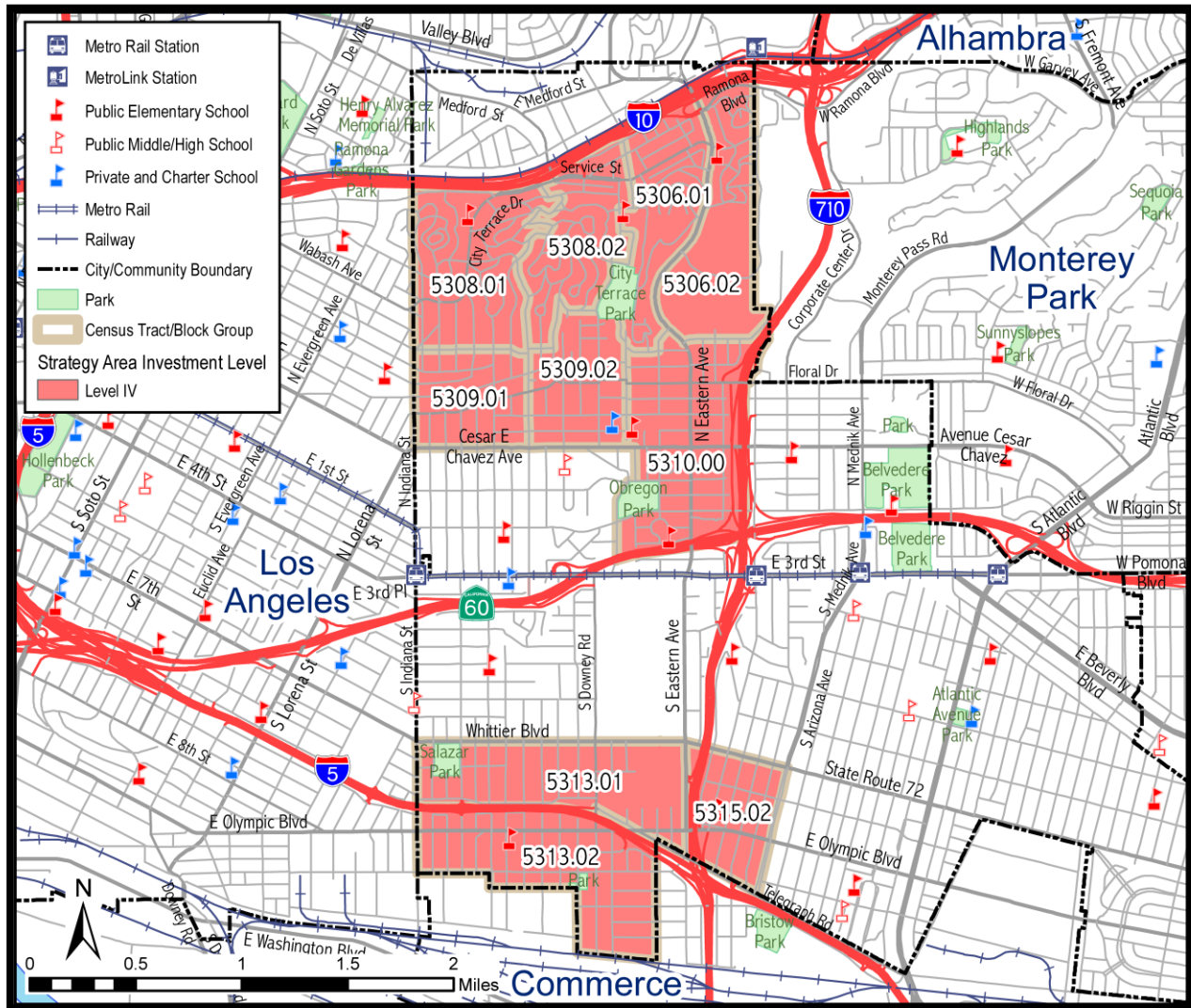
## Community Development Needs

Unincorporated East Los Angeles requires a wide variety of assistance geared toward both residential and commercial/industrial revitalization. Business properties need assistance to reverse a common pattern of disinvestment and lack of maintenance. Street improvements are needed in some areas. Overall, up to 30% of the dwelling units require some level of rehabilitation, and 1% to 2% require replacement.

# District 1 - Unincorporated East Los Angeles IV

## Level IV – Extensive Investment

**CENSUS TRACT(S)/BLOCK GROUP(S):** 5306.01/all: 1-2, 5306.02/all: 1, 5308.01/all: 1-4, 5308.02/all: 1-2, 5309.01/all: 1-3, 5309.02/all: 1-2, 5310.00/all: 1-3, 5313.01/all: 1-4, 5313.02/all:1-5, 5315.02/all:1-4



### Physical Description

This strategy area contains mixed-residential uses, with local commercial development lining the major streets such as Indiana Street, Cesar E. Chavez Avenue, and Olympic Boulevard. Graffiti is prevalent along and adjacent to the major streets and on vacant structures throughout. Vacant commercial buildings and land are also found throughout the area. Approximately 72% of the dwelling units in these tracts were built more than 50 years ago. Over 60% of the units are renter-occupied and nearly 27% of the households are overcrowded. In tract 5313.02, industrial facilities are located on inadequate streets adjacent to residences, particularly near Union Pacific Avenue. Indiana Avenue is lined with a mix of residential and commercial uses in this area.



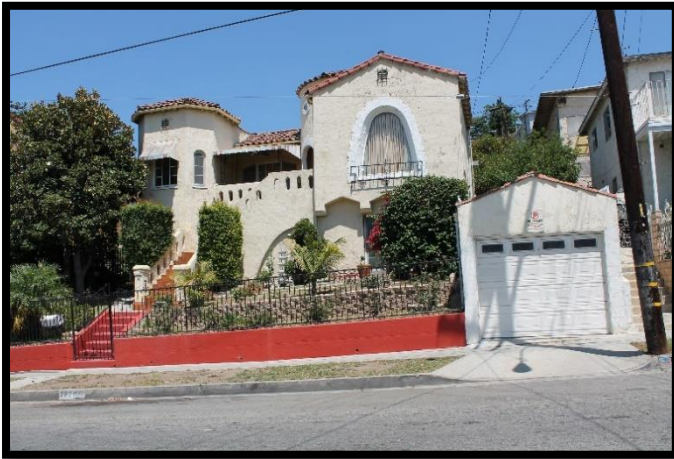
**CENSUS TRACT(S)/BLOCK GROUP(S): 5306.01/all: 1-2, 5306.02/all: 1, 5308.01/all: 1-4, 5308.02/all: 1-2, 5309.01/all: 1-3, 5309.02/all: 1-2, 5310.00/all: 1-3,**



## Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Business revitalization
- Public works improvement
- Graffiti abatement





## *Single Family Housing*



## *Multi-Family Housing*







*Commercial Businesses*

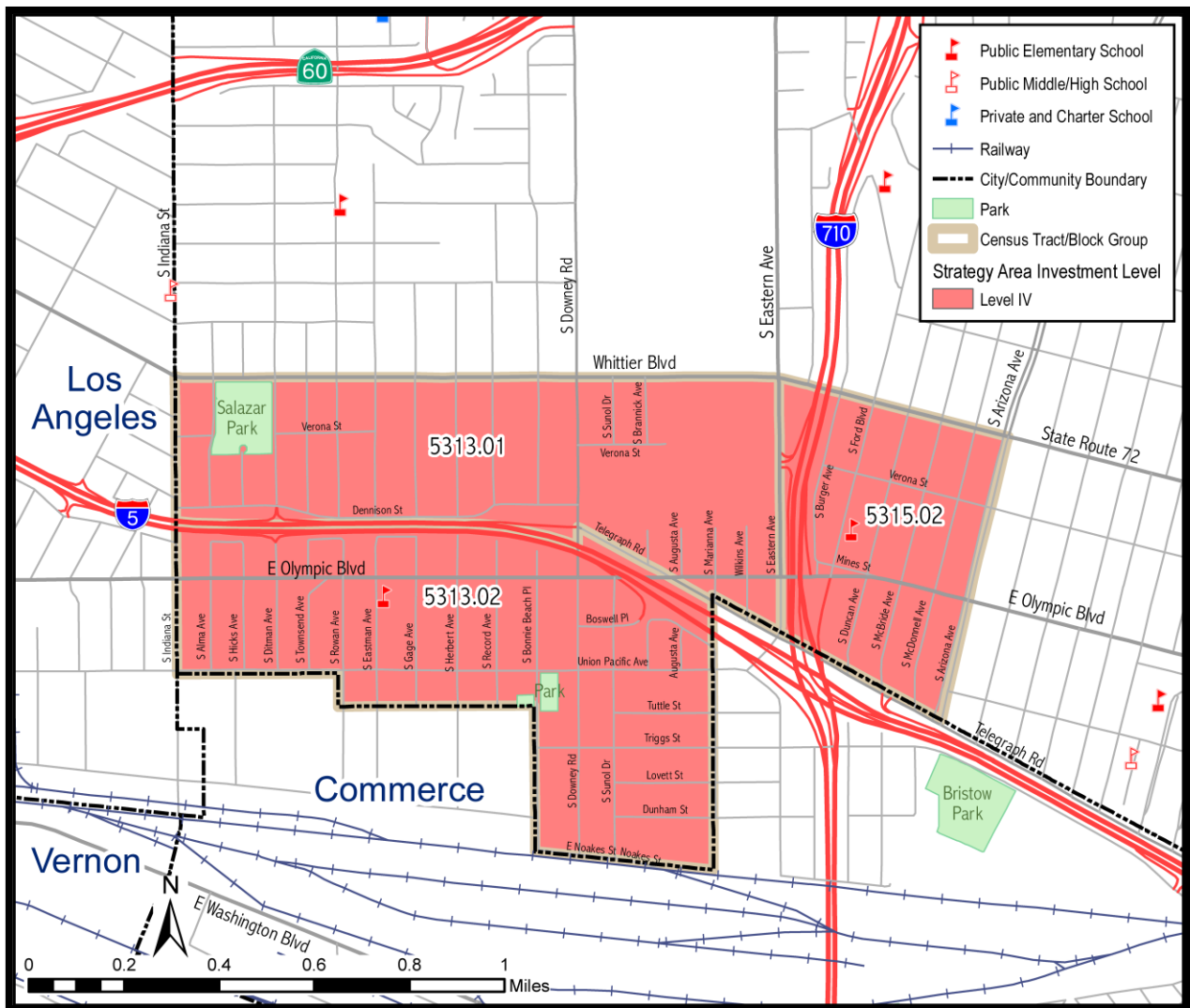


*Graffiti Abatement*

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# Unincorporated East Los Angeles IV (South Tracts)

CENSUS TRACT(S)/BLOCK GROUP(S): 5313.01/all: 1-4, 5313.02/all:1-5, 5315.02/all:1-4



## Community Development Needs

The majority of the residential units need some level of rehabilitation and some require replacement. Some street, sidewalks, and driveways, particularly in Census Tract 5313, need improvement or replacement. The business areas generally need revitalization. Uses that are incompatible with the predominantly residential areas should be relocated if possible. Graffiti removal efforts should continue to be implemented. Empty lots within this area may provide opportunities for in-fill housing and commercial.

## Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Business revitalization
- Public works improvement
- Graffiti abatement





*Single Family Housing*



*Graffiti Abatement*



*Multi-Family Housing*







## *Commercial Businesses*



## Strategy Area: **Unincorporated East Los Angeles IV**

District: **1**

Census Tracts/Block Groups: 5306.01/all: 1-2, 5306.02/all: 1, 5308.01/all: 1-4, 5308.02/all: 1-2, 5309.01/all: 1-3, 5309.02/all: 1-2, 5310.00/all: 1-3, 5313.01/all: 1-4, 5313.02/all: 1-5, 5315.02/all: 1-4

Designation:

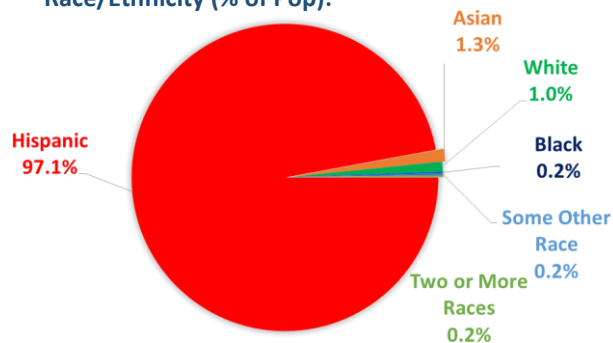
**Level IV**



## Demographic Characteristics

**Total Population (2010):** 44,466

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



**Low- and Moderate-Income Persons:** 76.1%

**Median Income:** \$40,337  
Compare to County Median: 72.2%

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

Less than 9th grade:	37.9%
Some High School:	18.0%
High school diploma:	22.3%
Some college:	16.5%
College degree:	4.1%
Advance Degree:	1.1%

**Unemployed** 14.1%

**Households Receiving Public**

**Assistance:** 6.5%

**Persons in Poverty:** 28.3%

**Persons Disabled:** 8.4%



## Housing Characteristics

**Total Units (2010):** 10,818

**Occupancy:**

Owner Occupied	37.4%
Renter Occupied	62.6%

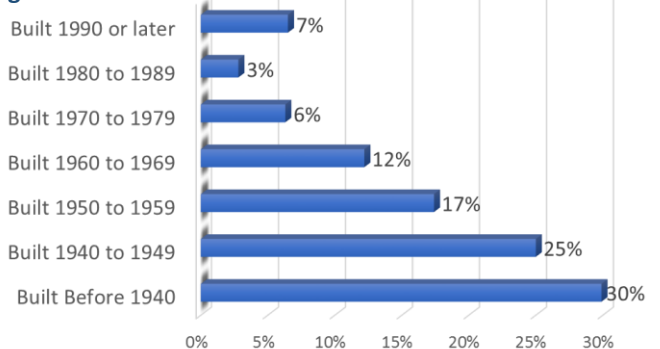
**Vacancy:**

Vacant Units	5.0%
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**Type of Units:**

Single Family	78.9%
Multi-Family	20.5%
Mobile Homes Boats RV	0.6%

**Age of Units:**



**Persons Per Occupied Unit:** 4.2

**Overcrowded Total:**

Overcrowded Owners	17.6%
Overcrowded Renters	32.2%

**Bedrooms by Gross Rent:**

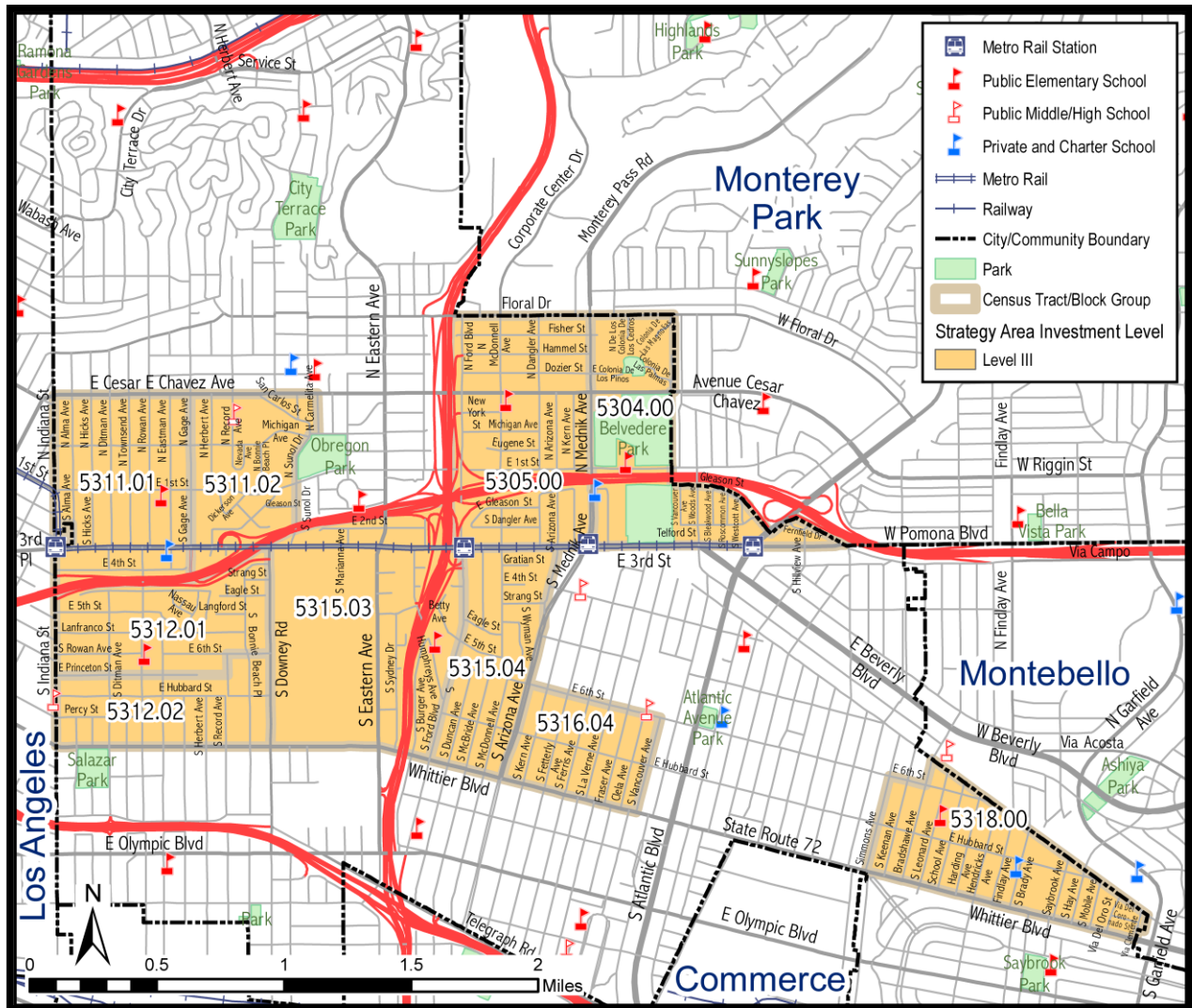
	None	1	2	3+
\$0-199	0.3%	0.4%	0.0%	0.0%
\$200-299	0.6%	1.1%	0.2%	0.0%
\$300-499	0.6%	2.3%	0.9%	0.7%
\$500-749	0.7%	7.9%	5.5%	1.6%
\$750-999	1.7%	9.9%	11.3%	2.7%
\$1000 or More	0.9%	4.0%	25.2%	17.7%
No Cash Rent	0.0%	0.6%	2.2%	1.0%



# District 1 – Unincorporated East Los Angeles III

## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 5304.00/all: 1-2, 5305.00/all: 1-4, 5311.01/all: 1-4, 5311.02/all: 1-2, 5312.01/all: 1-2, 5312.02/all: 1-2, 5315.03/all: 1-2, 5315.04/all: 1-2, 5316.04/all: 1-2, 5318.00/all: 1-3



### Physical Description

This strategy area is characterized by very dense, old, single family neighborhoods, with multi-family structures often interspersed. More than 48% of the units were built before 1950, about 70% are renter-occupied, and over 30% of the renter-occupied units are overcrowded. The neighborhoods are bordered by the commercially-lined thoroughfares of Indiana Street, Cesar E. Chavez Avenue, Whittier Boulevard, and portions of Pomona Boulevard. The East Los Angeles Civic Center is located along E. 3<sup>rd</sup> Street and Mednik Avenue, and several new commercial developments have recently been built near the intersection of E. 3<sup>rd</sup> Street and Beverly Boulevard. The Pomona (60) and Long Beach (710) Freeways cuts through this community, and several cemeteries lie adjacent to the freeway interchange. There is extensive graffiti concentrated in and near the commercial areas, and many vacant lots are found throughout the area.

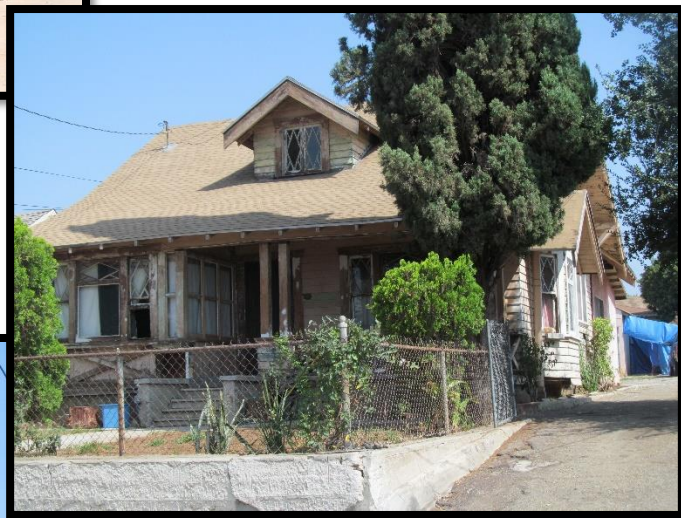


## *Single Family Housing*



### **Community Development Needs**

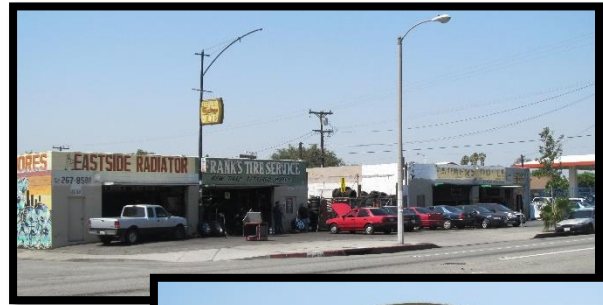
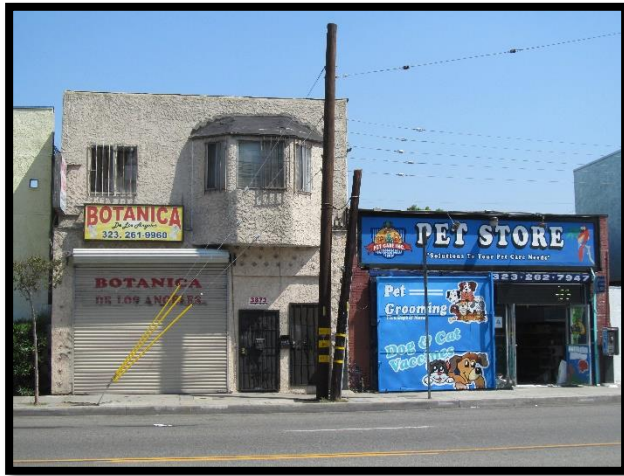
Approximately 40% of the housing stock needs investment ranging from accelerated maintenance to replacement.



## *Multi-Family Housing*





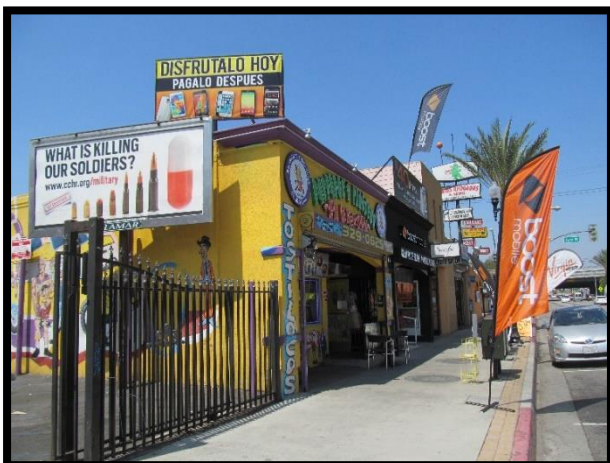


## *Commercial Businesses*



### **Community Development Needs**

Although there have been visible improvements, many of the business areas, particularly along Cesar E. Chavez Avenue and Whittier Boulevard, should continue to be revitalized. Graffiti removal programs should also continue to be implemented. Street improvements are needed in this area especially on Duncan Avenue, Wyman Avenue, and Eagle Street.



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

- Housing rehabilitation/minor home repairs
- Business revitalization
- Graffiti abatement
- Public works improvement



## Strategy Area: **Unincorporated East Los Angeles III**

District: **1**

Census Tracts/Block Groups: 5304.00/all: 1-2, 5305.00/all: 1-4, 5311.01/all: 1-4, 5311.02/all: 1-2, 5312.01/all: 1-2, 5312.02/all: 1-2, 5315.03/all: 1-2, 5315.04/all: 1-2, 5316.04/all: 1-2, 5318.00/all: 1-3

Designation:

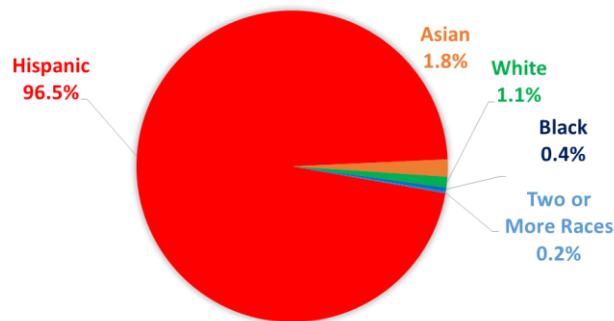
**Level III**



### **Demographic Characteristics**

**Total Population (2010):** 41,515

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



**Low- and Moderate-Income Persons:** 77.4%

**Median Income:** \$35,425  
Compare to County Median: 63.4%

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

Less than 9th grade:	38.4%
Some High School:	17.0%
High school diploma:	20.6%
Some college:	17.4%
College degree:	5.0%
Advance Degree:	1.5%

**Unemployed:** 14.1%

**Households Receiving Public**

**Assistance:** 7.9%

**Persons in Poverty:** 29.1%

**Persons Disabled:** 9.2%



### **Housing Characteristics**

**Total Units (2010):** 10,648

**Occupancy:**

Owner Occupied	30.3%
Renter Occupied	69.7%

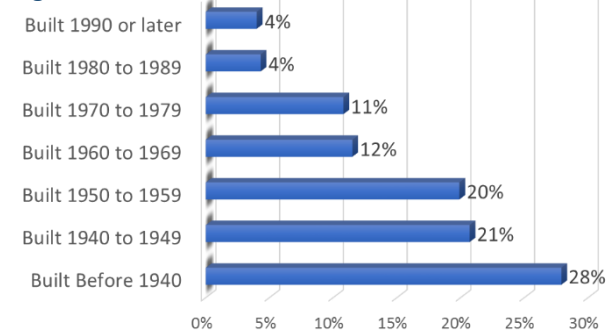
**Vacancy:**

Vacant Units	5.1%
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**Type of Units:**

Single Family	74.9%
Multi-Family	24.8%
Mobile Homes Boats RV	0.3%

**Age of Units:**



**Persons Per Occupied Unit:** 3.9

**Overcrowded Total:** 27.8%

Overcrowded Owners	18.9%
Overcrowded Renters	31.7%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.1%	0.3%	0.3%	0.4%
\$200-299	0.7%	2.3%	0.1%	0.3%
\$300-499	0.8%	1.6%	0.5%	0.9%
\$500-749	2.4%	8.2%	3.5%	2.7%
\$750-999	1.1%	15.2%	10.5%	2.8%
\$1000 or More	0.7%	5.3%	23.7%	12.7%
No Cash Rent	0.1%	0.5%	1.2%	0.7%

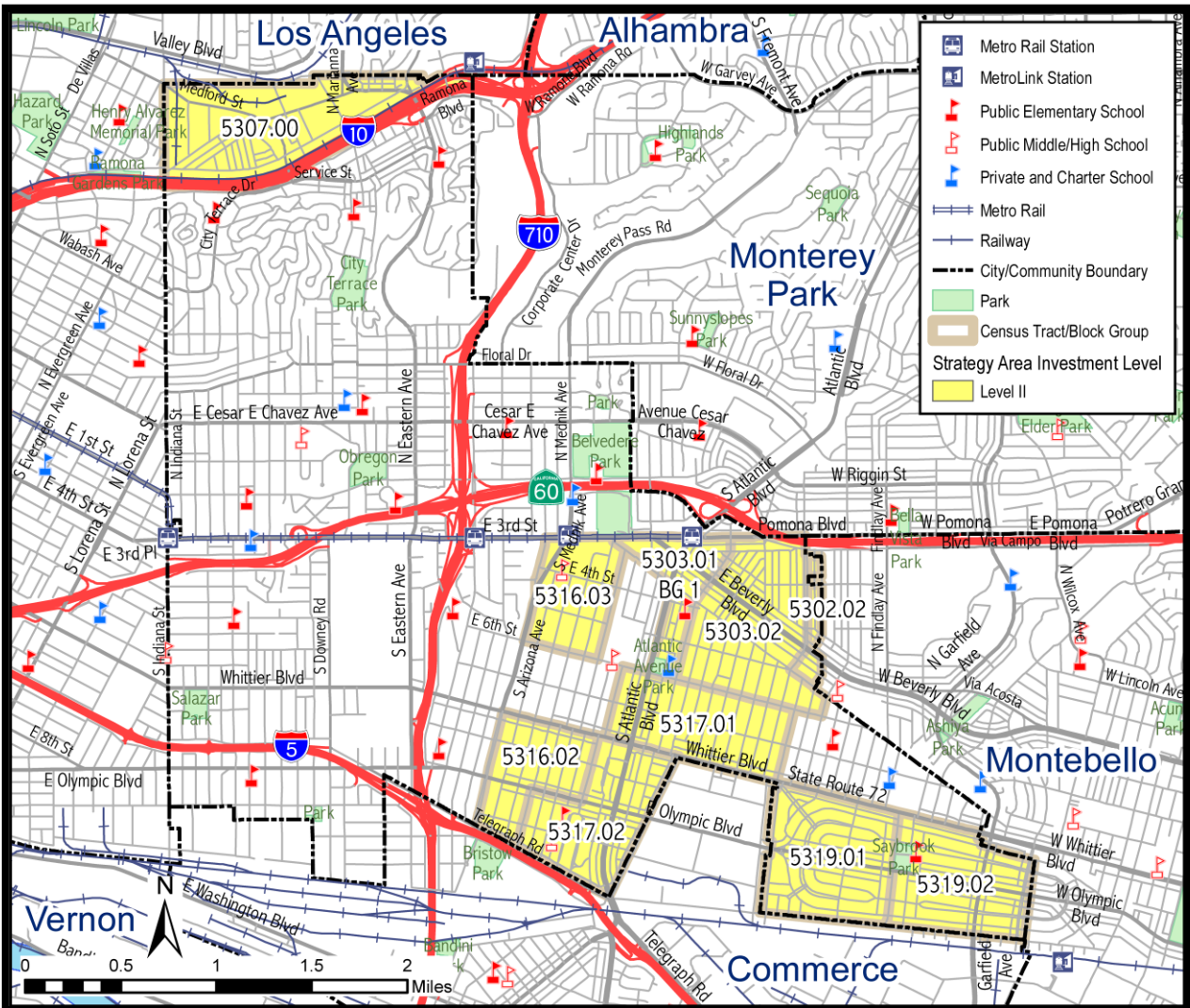
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## Level II - Selective Investment

**CENSUS TRACT(s)/BLOCK GROUP(s)**

**5302.02/all: 1,3, 5303.01/1, 5303.02/all: 1-4, 5307.00/all: 1, 5316.02/all: 1-3, 5316.03/all: 1-2, 5317.01/all: 1-2, 5317.02/all: 1-4, 5319.01/all: 1-4, 5319.02/all: 1-3**



## Physical Description

This area consists of predominantly single family residences, with apartments interspersed throughout. More than 77% of the units were built at least 50 years ago. Nearly 63% of the dwellings are renter-occupied and about 27% of all households are overcrowded. The Northwest Census Tracts consist of predominately industrial with multi-family and single family housing. Single family dwellings tend to be on small lots with decorative fences lining the sidewalks. Local retail and auto-related businesses are concentrated along Beverly, Olympic, and Whittier Boulevards, and Atlantic Avenue. Graffiti is prevalent within the more run-down portions of the commercial thoroughfares, especially the areas with vacant businesses.

**CENSUS TRACT/BLOCK GROUP: 5307.00/all: 1**

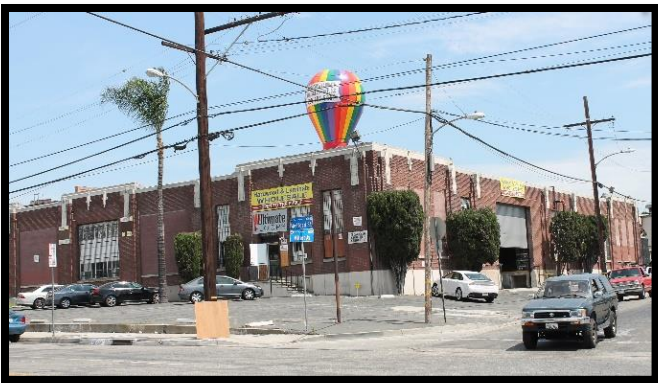
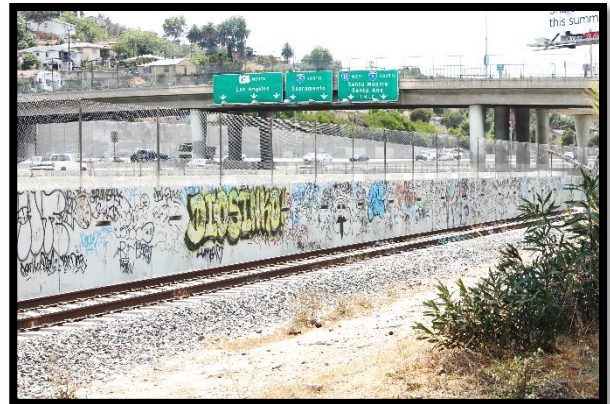




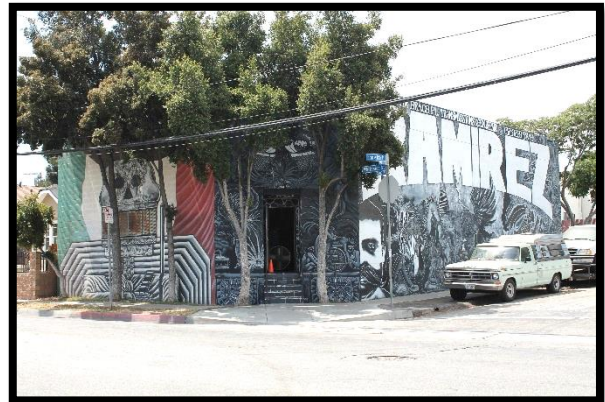
*Single Family Housing*



*Multi-Family Housing*



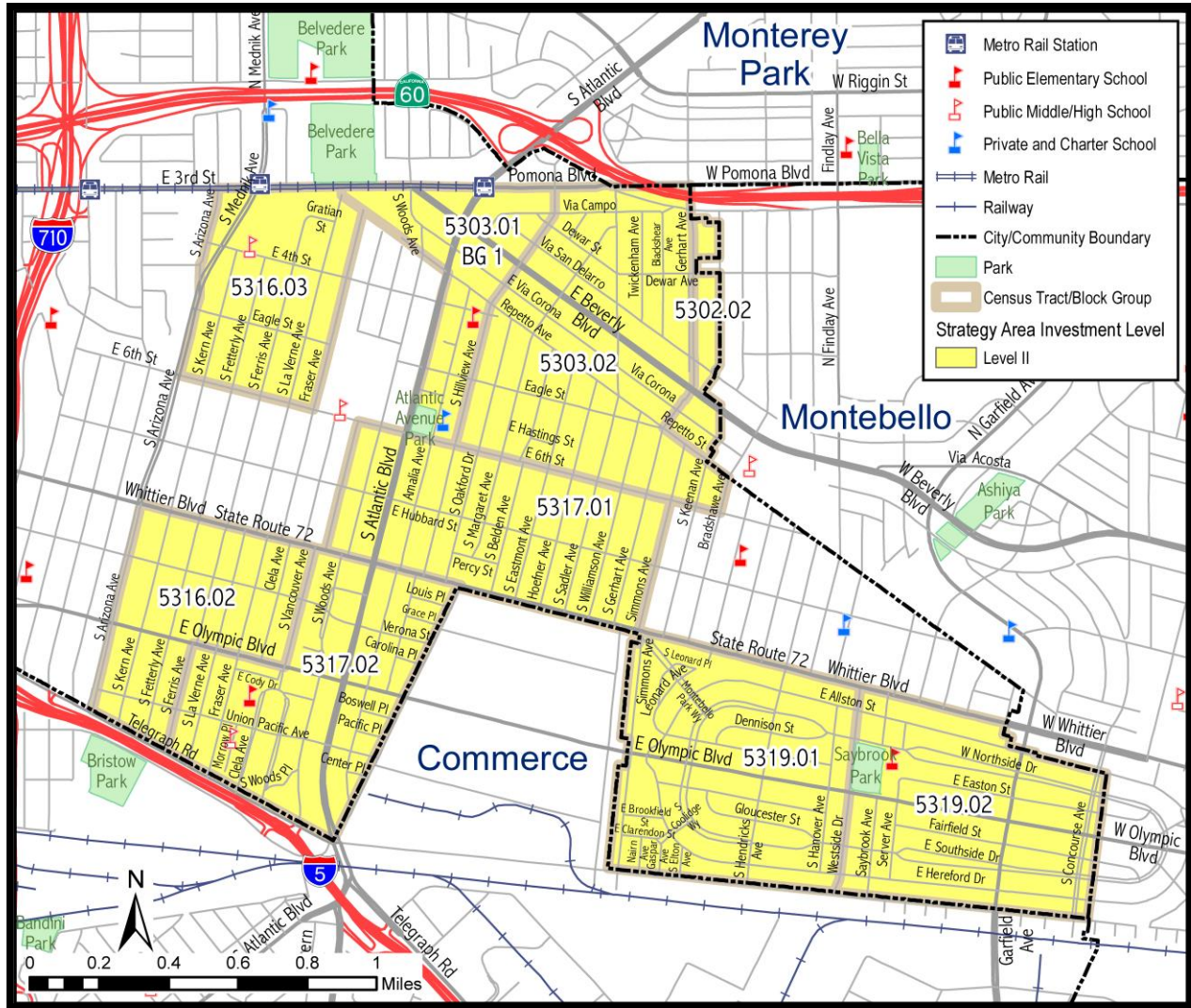
*Commercial and Industrial*





# Unincorporated East Los Angeles II (South Tracts)

CENSUS TRACT(S)/BLOCK GROUP(S): 5302.02/all: 1,3, 5303.01/1, 5303.02/all: 1-4, 5316.02/all: 1-3, 5316.03/all: 1-2, 5317.01/all: 1-2, 5317.02/all: 1-4, 5319.01/all: 1-4, 5319.02/all: 1-3

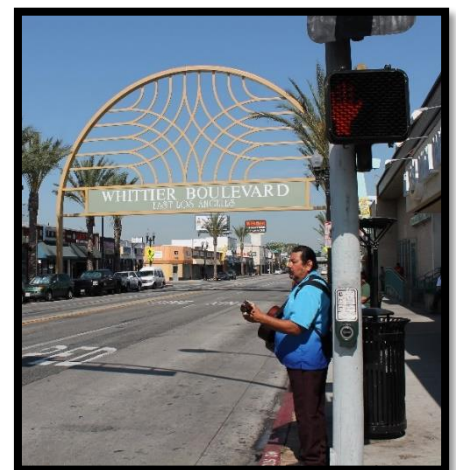


## Community Development Needs

A site-specific approach to stimulate reinvestment is needed throughout the residential and commercial areas. At least 25% of the residential units need some level of rehabilitation or repair. Specific businesses along Beverly, Olympic, and Whittier Boulevards would benefit from revitalization or façade improvements. Graffiti removal programs should continue to be implemented.

## Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Business revitalization
- Graffiti abatement







## *Single Family Housing*



## *Multi-Family Housing*

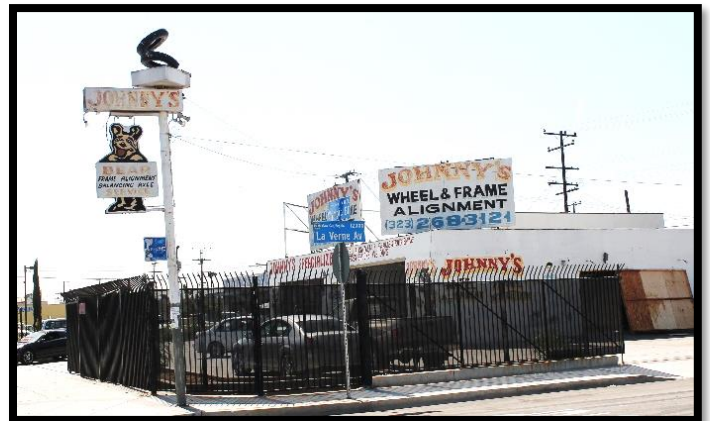




## *Commercial Businesses*



## *Graffiti Abatement*



## Strategy Area: **Unincorporated East Los Angeles II**

District: **1**

Census Tracts/Block Groups: 5302.02/all: 1,3, 5303.01/1, 5303.02/all: 1-4, 5307.00/all: 1, 5316.02/all: 1-3, 5316.03/all: 1-2, 5317.01/all: 1-2, 5317.02/all: 1-4, 5319.01/all: 1-4, 5319.02/all: 1-3

Designation:

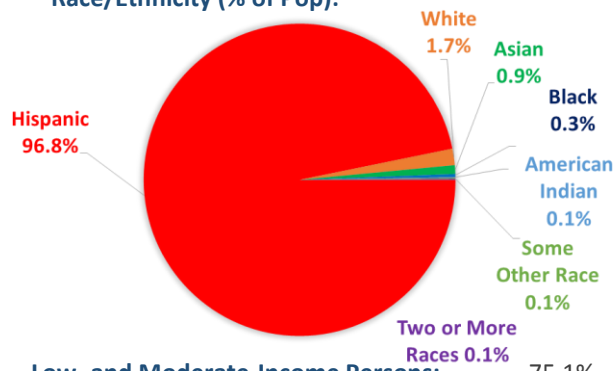
**Level II**



### **Demographic Characteristics**

**Total Population (2010):** 39,688

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



**Low- and Moderate-Income Persons:** 75.1%

**Median Income:** \$41,563  
Compare to County Median: 74.4%

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

Less than 9th grade:	33.3%
Some High School:	17.6%
High school diploma:	24.6%
Some college:	18.5%
College degree:	4.5%
Advance Degree:	1.5%

**Unemployed:** 13.4%

**Households Receiving Public**

**Assistance:** 4.9%

**Persons in Poverty:** 23.3%

**Persons Disabled:** 8.9%



### **Housing Characteristics**

**Total Units (2010):** 10,630

**Occupancy:**

Owner Occupied	37.2%
Renter Occupied	62.8%

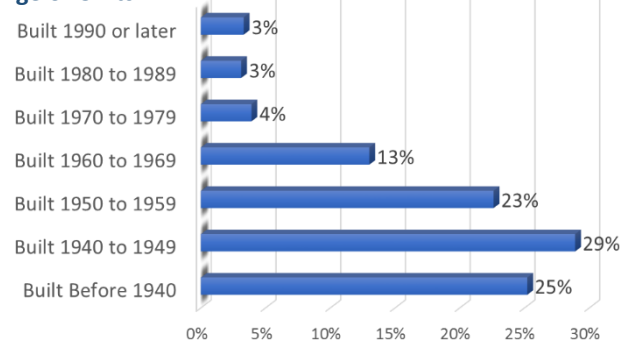
**Vacancy:**

Vacant Units	4.9%
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**Type of Units:**

Single Family	73.0%
Multi-Family	26.5%
Mobile Homes Boats RV	0.5%

**Age of Units:**



**Persons Per Occupied Unit:** 3.9

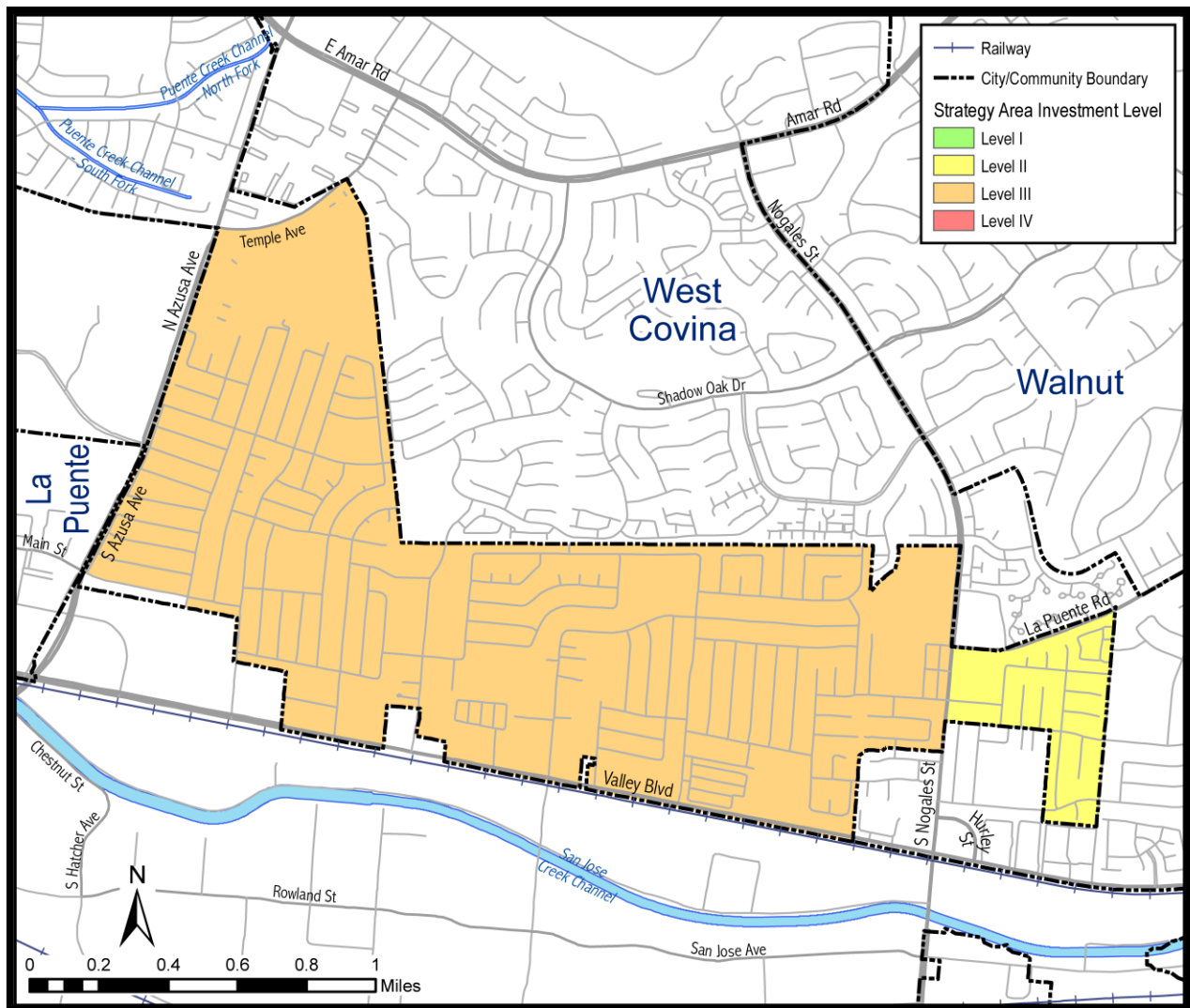
**Overcrowded Total:** 26.7%

Overcrowded Owners	15.0%
Overcrowded Renters	33.6%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.1%	0.5%	0.0%	0.0%
\$300-499	0.5%	1.3%	0.4%	0.1%
\$500-749	1.6%	6.4%	1.8%	0.5%
\$750-999	1.9%	24.1%	9.6%	1.4%
\$1000 or More	1.0%	10.5%	24.4%	11.8%
No Cash Rent	0.0%	0.0%	0.9%	0.8%

# Unincorporated East Valinda (San Jose Hills) Area Overview



## **Physical Description**

Unincorporated East Valinda (San Jose Hills) consists of two strategy areas. Unincorporated East Valinda (San Jose Hills) III is the larger area of the two. This is a largely single family, owner-occupied residential area. The homes are small and in fair condition with about 70% of the units needing rehabilitation. Older and newer industrial, business, and auto-related commercial developments are found along Valley Boulevard, Azusa Avenue, and La Seda Road. Unincorporated East Valinda (San Jose Hills) II is the smaller adjacent area to the east and comprises mostly single family residences in standard condition. The commercial uses in this area are also in good condition. Streets and sidewalks need replacement and graffiti is prevalent throughout both areas.

## **Community Development Needs**

Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. A small commercial strip on the corner of S. Nogales Street and La Puente Road needs to be revitalized.

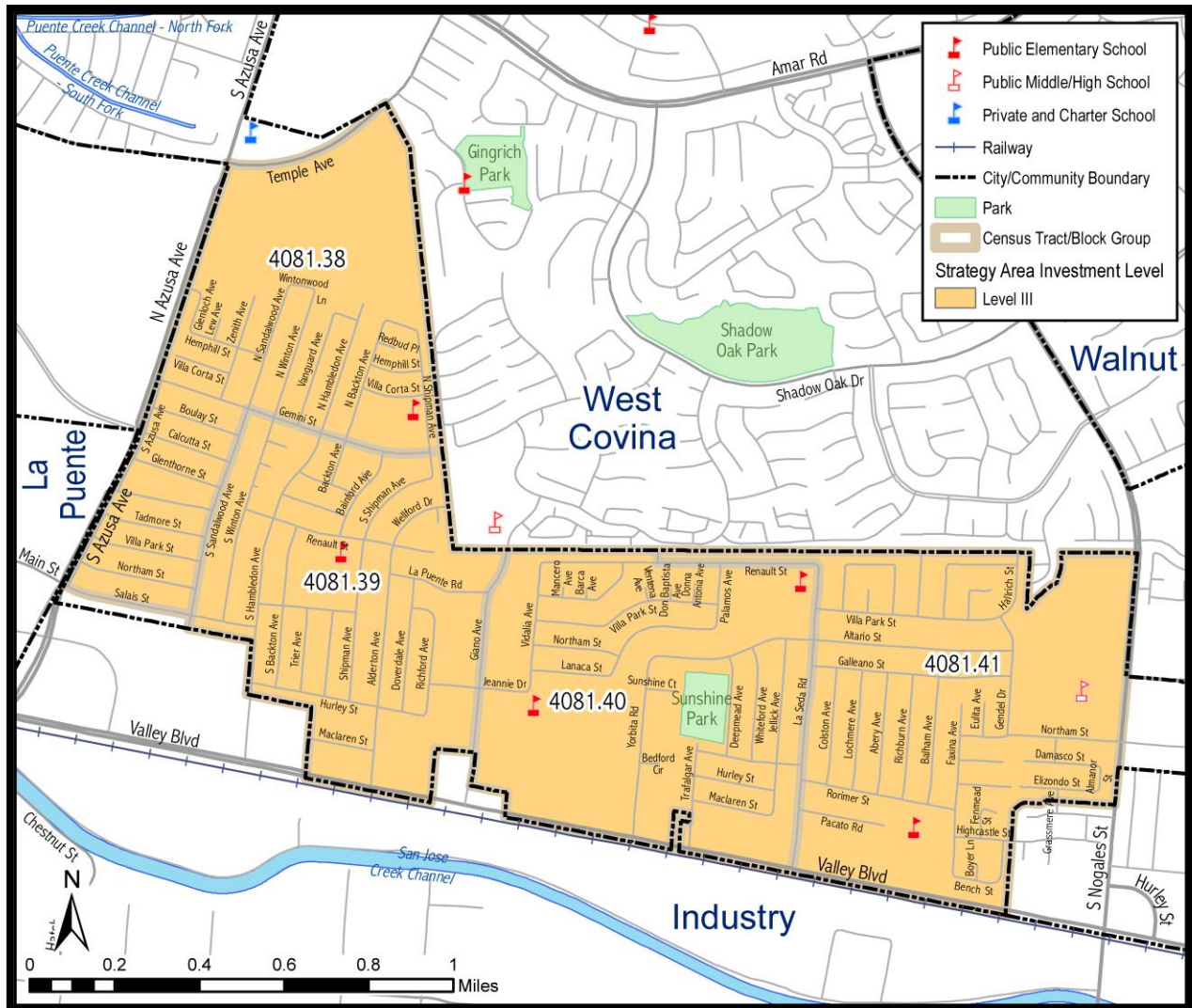


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# District 1 – Unincorporated East Valinda (San Jose Hills) III

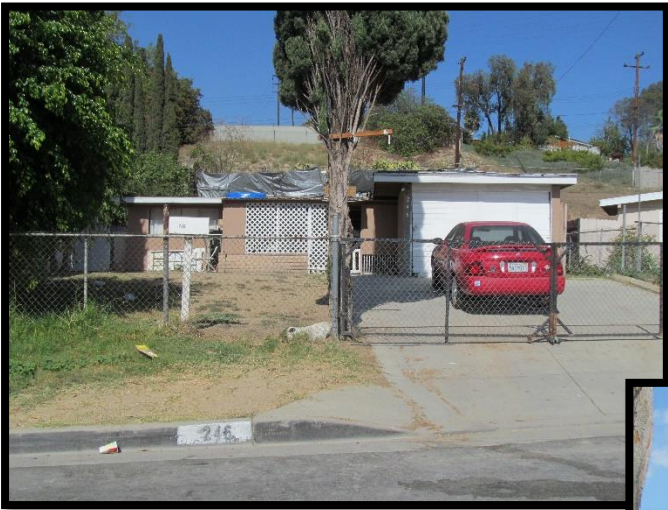
## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4081.38/all: 1-2, 4081.39/all:1-2,  
4081.40/all:1-2, 4081.41/all:1-2



### Physical Description

This is a largely single family, owner-occupied residential area. The homes are small and in fair condition with about 70% of the units needing rehabilitation. Twenty-four percent (24%) of the households in the area are overcrowded. There are few sidewalks, curbs, and gutters within the area. Older and newer industrial, business, and auto-related commercial developments are found along Valley Boulevard, Azusa Avenue, and La Seda Road. Two mobile home parks are located along Valley Boulevard and in standard condition with minor rehabilitation needed. Along Temple Avenue, there is a large neighborhood of manufactured homes in good condition. Graffiti is evident in a few areas.



## *Single Family Housing*



### **Community Development Needs**

Residential investment is needed in specific areas to encourage private property improvements. About 70-80% of the homes require major rehabilitation, and 20% require minor rehabilitation. Although there has been some success in removing graffiti, abatement is still needed in some areas.





## *Commercial Businesses*

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

- Housing rehabilitation/minor home repairs
- Graffiti abatement
- Public works improvements



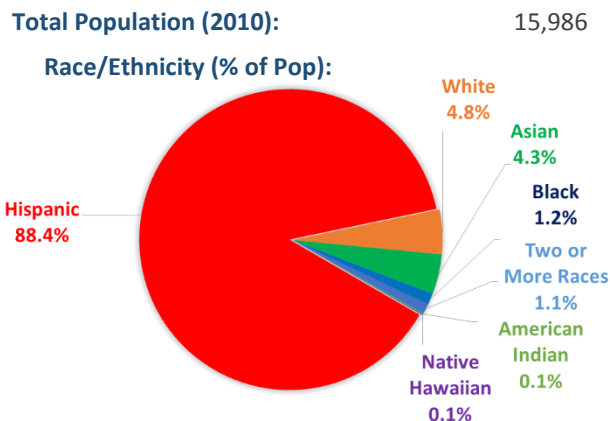
## Strategy Area: **Unincorporated East Valinda (San Jose Hills) III** District: **1**

Census Tracts/Block Groups: 4081.38/all: 1-2, 4081.39/all: 1-2, 4081.40/all: 1-2, 4081.41/all: 1-2

Designation: **Level III**



### Demographic Characteristics



**Low- and Moderate-Income Persons:** 73.0%

**Median Income:** \$55,311  
Compare to County Median: 99.0%

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

Less than 9th grade:	29.2%
Some High School:	15.8%
High school diploma:	29.2%
Some college:	20.3%
College degree:	3.8%
Advance Degree:	1.5%

**Unemployed:** 11.6%

**Households Receiving Public**

**Assistance:** 8.3%

**Persons in Poverty:** 20.8%

**Persons Disabled:** 10.4%



### Housing Characteristics

**Total Units (2010):** 3,268

**Occupancy:**

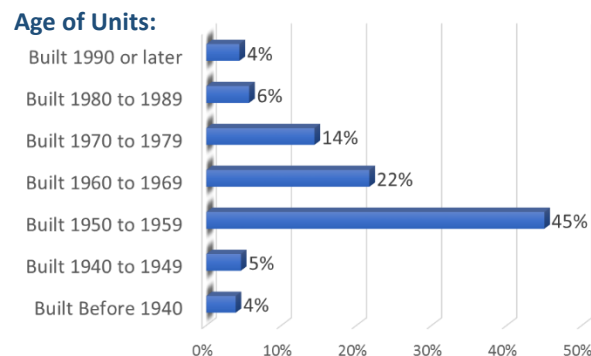
Owner Occupied	73.1%
Renter Occupied	26.9%

**Vacancy:**

Vacant Units	5.1%
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**Type of Units:**

Single Family	82.8%
Multi-Family	1.1%
Mobile Homes Boats RV	16.1%



**Persons Per Occupied Unit:** 5.2

**Overcrowded Total:** 24.1%

Overcrowded Owners	20.1%
Overcrowded Renters	34.9%

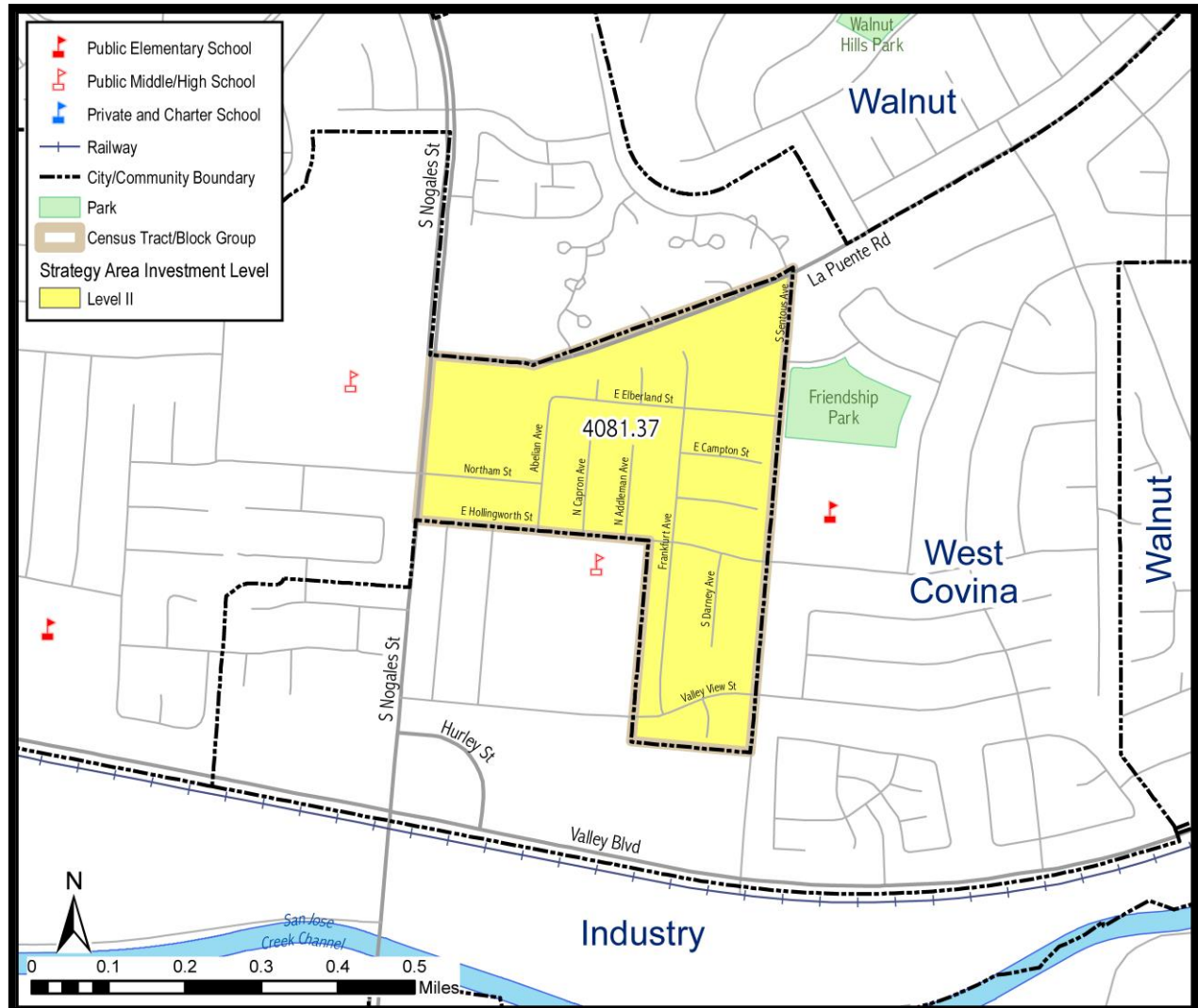
**Bedrooms by Gross Rent:**

	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	1.4%	0.0%	0.0%	0.0%
\$500-749	1.3%	3.1%	0.1%	2.6%
\$750-999	0.0%	6.3%	7.6%	1.1%
\$1000 or More	3.9%	2.7%	10.9%	51.1%
No Cash Rent	0.0%	0.0%	1.2%	6.2%

# District 1 – Unincorporated East Valinda (San Jose Hills) II

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 4081.37/all: 1-2



### Physical Description

This is a largely single family, owner-occupied residential area. Owners have pride in ownership. The homes are well maintained and in standard condition. There are few sidewalks and driveways that need major repair. Older and newer commercial development is found along Nogales Street and La Puente Road and is in standard condition.







## *Single Family Housing*



### **Community Development Needs**

Minor residential investment is needed in specific areas to encourage private property improvements. Some sidewalks and driveways need replacement. There is a small commercial strip mall on the corner of S. Nogales Street and La Puente Road that is in need of revitalization programs due to vacancies and the need for exterior and possibly interior improvements. Graffiti is evident in the commercial area.



### Public/Private Investment Opportunities

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

## *Commercial Businesses*



## Strategy Area: **Unincorporated East Valinda (San Jose Hills) II** District: **1**

Census Tracts/Block Groups: 4081.37/all: 1-2

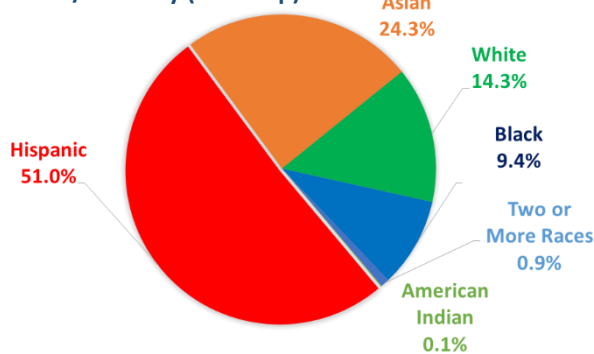
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 553

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



**Low- and Moderate-Income Persons:** 57.6%

**Median Income:** \$61,758

Compare to County Median: 110.5%

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

Less than 9th grade:	6.1%
Some High School:	15.9%
High school diploma:	24.6%
Some college:	28.5%
College degree:	18.6%
Advance Degree:	6.2%

**Unemployed:** 15.1%

**Households Receiving Public**

**Assistance:** 3.8%

**Persons in Poverty:** 8.9%

**Persons Disabled:** 9.8%



### Housing Characteristics

**Total Units (2010):** 188

**Occupancy:**

Owner Occupied	83.4%
Renter Occupied	16.6%

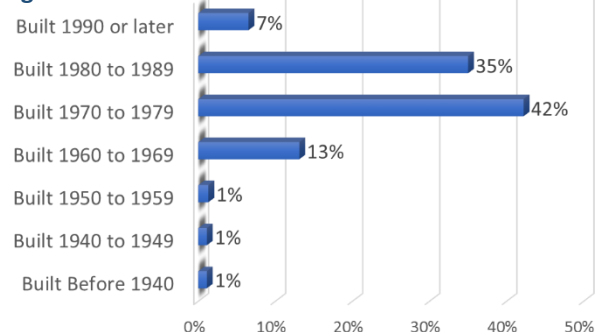
**Vacancy:**

Vacant Units	12.1%
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**Type of Units:**

Single Family	86.5%
Multi-Family	13.5%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 3.4

**Overcrowded Total:** 10.5%

Overcrowded Owners	5.7%
Overcrowded Renters	14.2%

**Bedrooms by Gross Rent:**

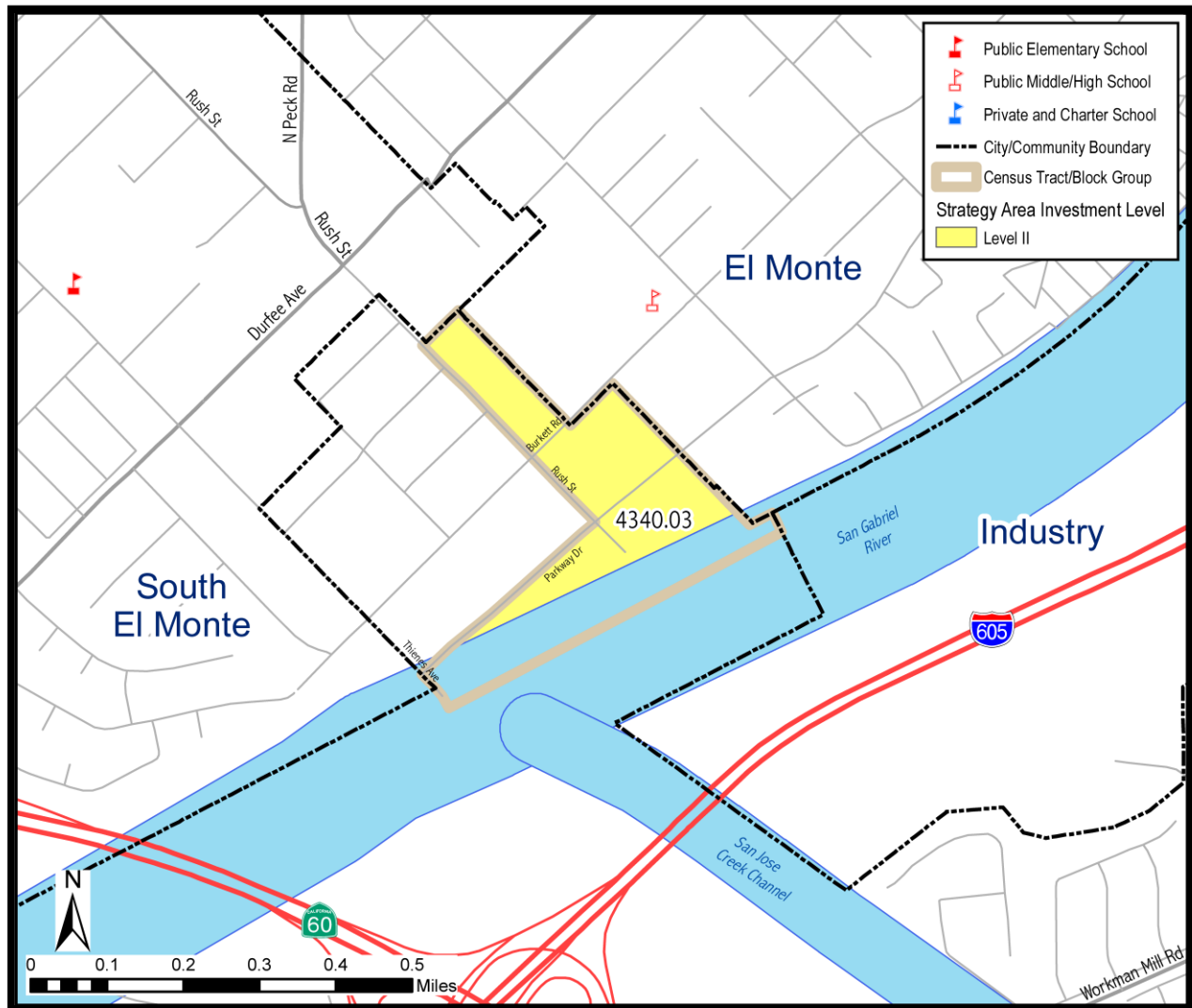
	None	1	2	3+
\$0-199	0.0%	0.0%	2.9%	0.0%
\$200-299	0.0%	0.0%	1.4%	0.0%
\$300-499	0.0%	0.0%	4.3%	0.0%
\$500-749	0.0%	2.3%	4.0%	0.0%
\$750-999	0.0%	0.0%	2.3%	0.0%
\$1000 or More	0.0%	15.9%	43.9%	22.3%
No Cash Rent	0.0%	0.0%	0.0%	0.0%



# District 1 – Unincorporated South El Monte

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(s): 4340.03/all: 1-2



### Physical Description

This area is primarily single family residential, with an equestrian facility and plant nursery adjacent to the San Gabriel River. Most of the lots are fairly large and some encompass more than one dwelling. A majority of the units are renter-occupied, and nearly 24% of the households are overcrowded. The streets and sidewalks are in good condition. Commercial businesses, including a neighborhood market, found in the area are in standard condition, but could benefit from minor rehabilitation.



*Single Family Housing*



*Multi-Family Housing*



### **Community Development Needs**

At least 25% of the dwelling units in this area require minor rehabilitation and 5% require major rehabilitation. The signage for the equestrian facility is in poor condition and may need replacement. Commercial businesses could benefit from minor rehabilitation.

### *Equestrian District*

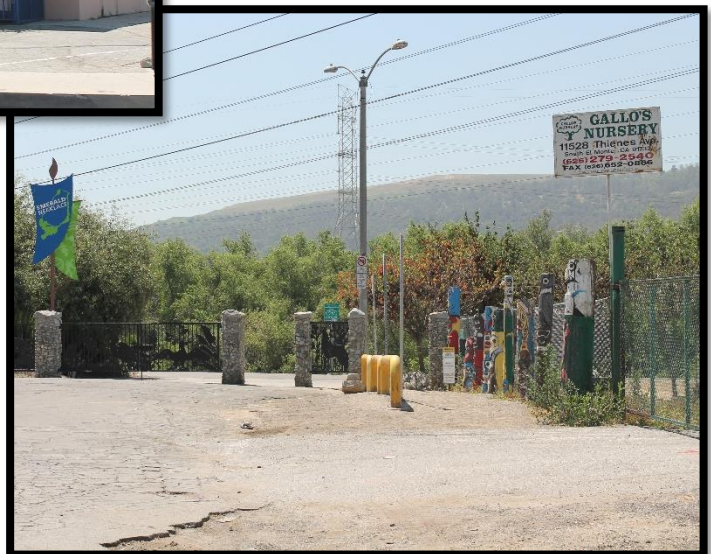


### Public/Private Investment Opportunities

- Housing rehabilitation and minor home repairs
- Commercial and signage rehabilitation



### *Commercial Businesses*





## Strategy Area: **Unincorporated South El Monte**

District: **1**

Census Tracts/Block Groups: 4340.03/all: 1-2

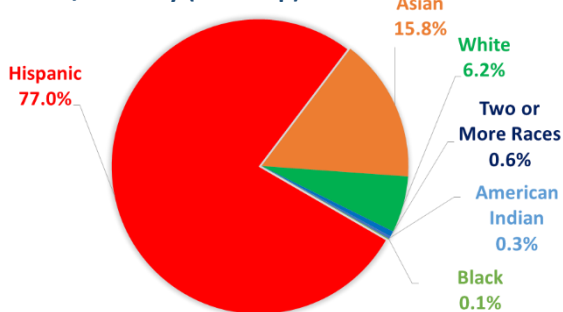
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 1,208

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



**Low- and Moderate-Income Persons:** 63.6%

**Median Income:** \$39,621  
Compare to County Median: 70.9%

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

Less than 9th grade:	28.7%
Some High School:	22.1%
High school diploma:	24.3%
Some college:	12.3%
College degree:	8.4%
Advance Degree:	2.4%

**Unemployed** 10.3%

**Households Receiving Public**

**Assistance:** 6.7%

**Persons in Poverty:** 19.5%

**Persons Disabled:** 6.6%



### Housing Characteristics

**Total Units (2010):** 276

**Occupancy:**

Owner Occupied	38.5%
Renter Occupied	61.5%

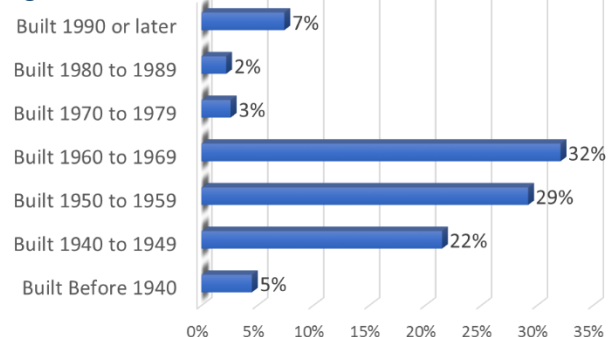
**Vacancy:**

Vacant Units	0.0%
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**Type of Units:**

Single Family	95.5%
Multi-Family	4.5%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 4.1

**Overcrowded Total:**

Overcrowded Owners	7.5%
Overcrowded Renters	33.9%

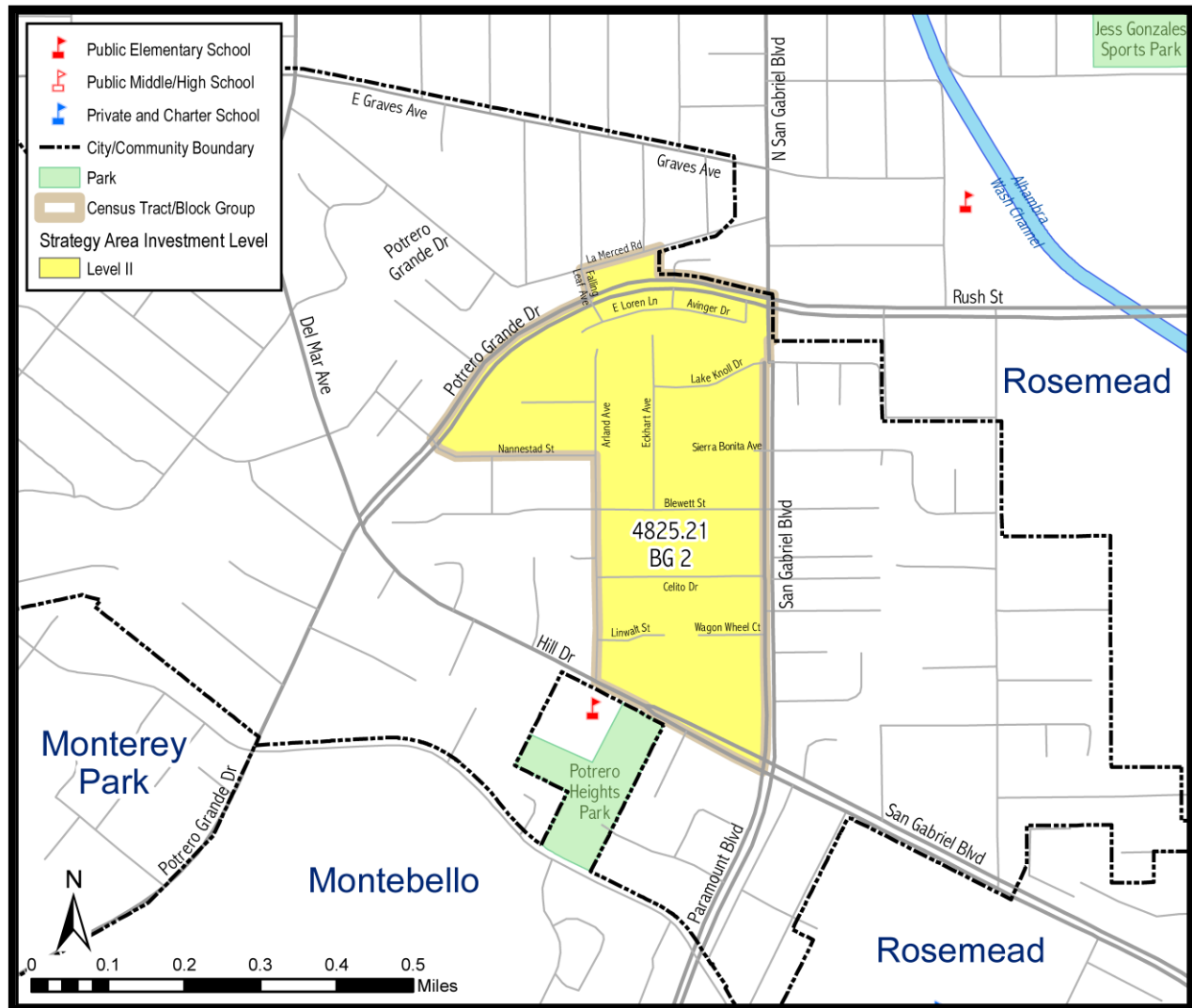
**Bedrooms by Gross Rent:**

	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%	0.5%	0.0%	0.0%
\$500-749	0.0%	6.8%	8.3%	0.0%
\$750-999	0.0%	21.9%	3.1%	1.0%
\$1000 or More	0.0%	4.7%	25.0%	17.2%
No Cash Rent	0.0%	1.0%	3.6%	2.6%

# District 1 – Unincorporated South San Gabriel

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 4825.21/2



### **Physical Description**

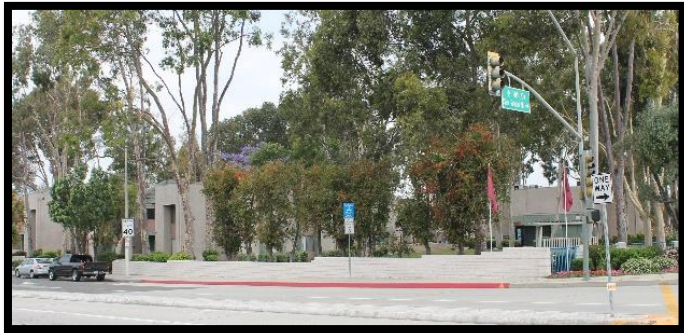
This is a predominantly single family residential area with many of the housing units in standard to good condition. There is evidence that some residential properties have been replaced with newer and larger in-fill housing and other properties. There is an apartment complex located at the intersection of Hill Drive and San Gabriel Boulevard in good condition and a townhouse community located at the intersection of Potrero Grande Drive and San Gabriel Boulevard also in good condition. Small commercial and office uses exist along San Gabriel Boulevard, and Potrero Grande Drive that are in need of minor rehabilitation.



## *Single Family Housing*



## *Multi-Family Housing*



## *Commercial Businesses*

### **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. Site-specific commercial rehabilitation is needed. There is a heavy flow of traffic on the 8100 block of Lake Knoll Drive. This street needs major improvement.



## Strategy Area: **Unincorporated South San Gabriel**

District: **1**

Census Tracts/Block Groups: 4825.21/2

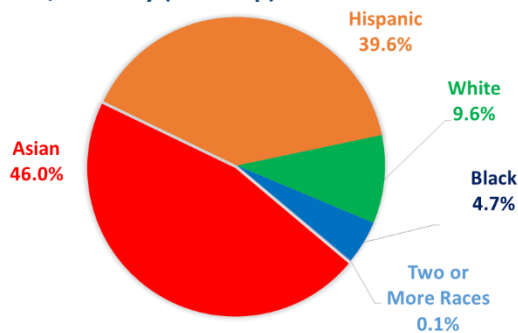
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 744

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



**Low- and Moderate-Income Persons:** 59.4%

**Median Income:** \$64,750  
Compare to County Median: 115.9%

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

Less than 9th grade:	12.5%
Some High School:	7.8%
High school diploma:	18.7%
Some college:	28.3%
College degree:	17.5%
Advance Degree:	14.3%

**Unemployed:** 22.2%

**Households Receiving Public**

**Assistance:** 3.0%

**Persons in Poverty:** 20.9%

**Persons Disabled:** 10.9%



### Housing Characteristics

**Total Units (2010):** 203

**Occupancy:**

Owner Occupied	56.9%
Renter Occupied	43.1%

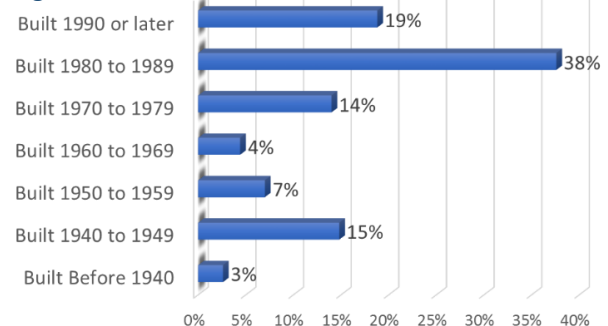
**Vacancy:**

Vacant Units	14.0%
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**Type of Units:**

Single Family	71.2%
Multi-Family	28.8%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 3.9

**Overcrowded Total:**

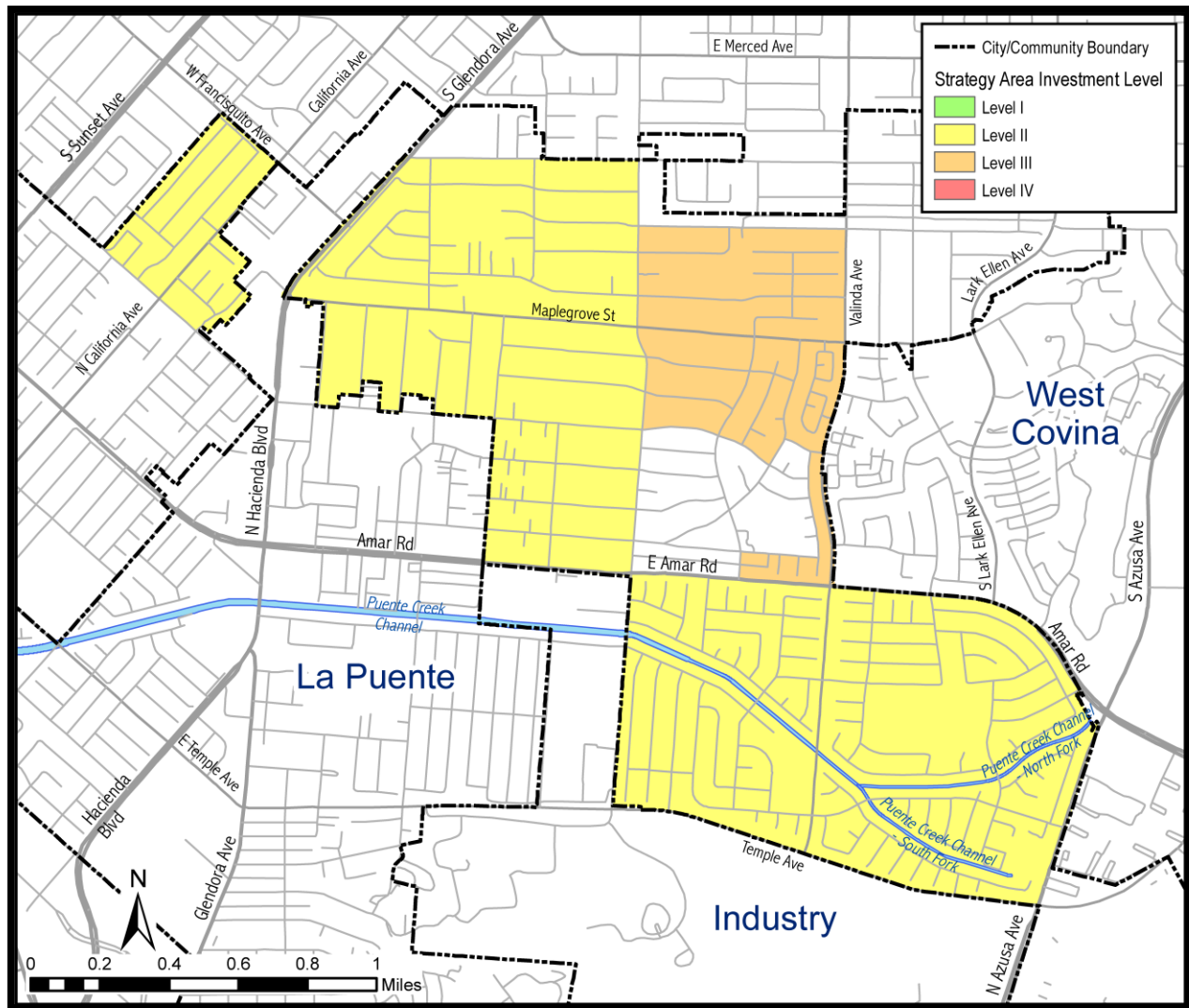
Overcrowded Owners	8.0%
Overcrowded Renters	29.4%

**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%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	3.5%	0.0%
\$750-999	0.0%	5.9%	20.0%	0.0%
\$1000 or More	0.0%	5.9%	43.5%	18.8%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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## Unincorporated Valinda – Area Overview



### **Physical Description**

Unincorporated Valinda consists of two strategy areas. Unincorporated Valinda III is the smaller area of the two. This is a predominantly single family, owner-occupied residential area with big lots. The homes are in good to fair condition with about 40% showing signs of significant deterioration. Many yards are poorly maintained and many of the sidewalks and streets need repair. Unincorporated Valinda II is the larger adjacent area to the west and south and comprises mostly single family residential in standard condition, however, the yards are not maintained well. The commercial and industrial uses that exist along Amar Road need façade and minor rehabilitation. Graffiti is found throughout the area.

### **Community Development Needs**

Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. The commercial and industrial uses along Amar Road need façade and minor rehabilitation improvements.

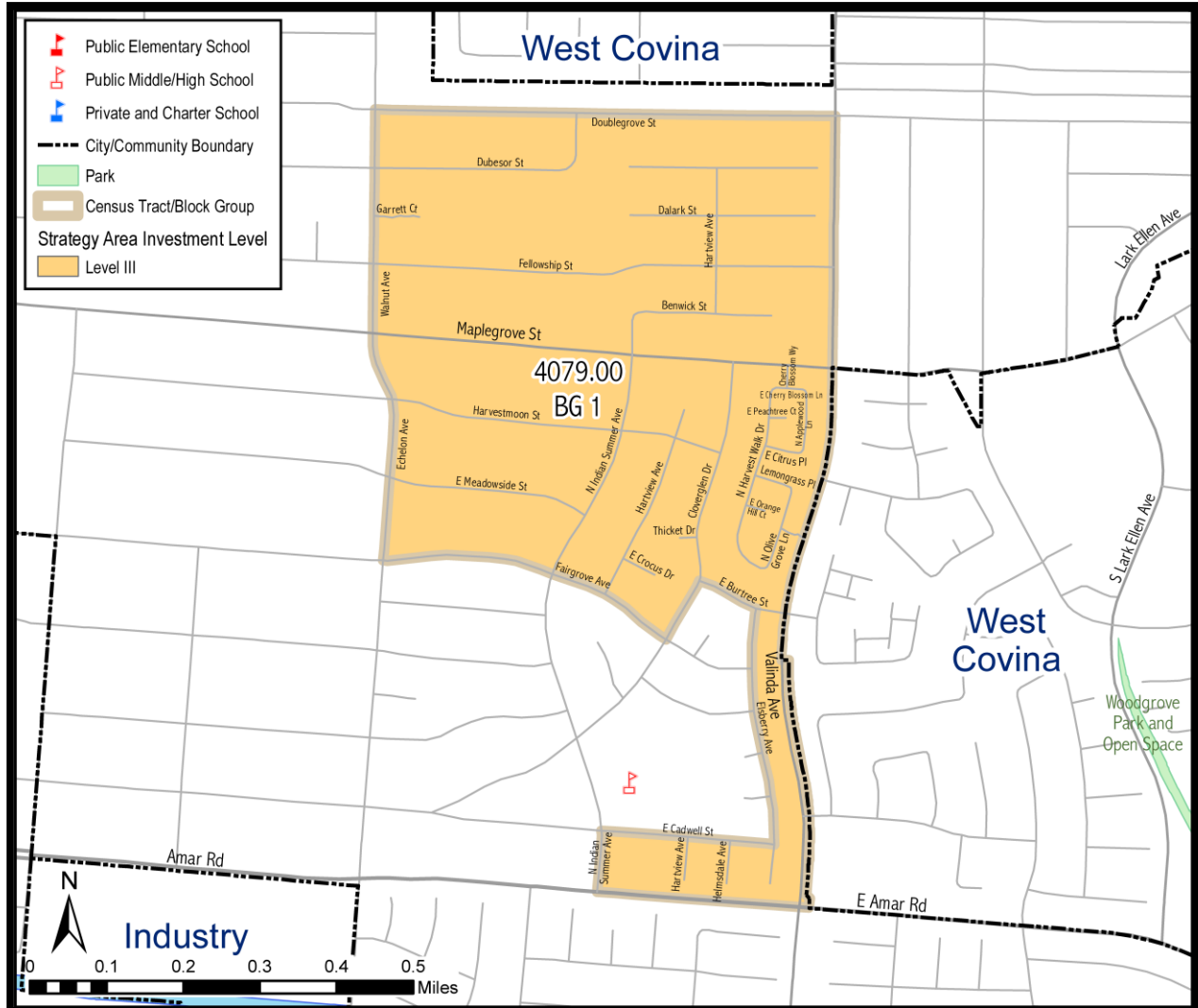


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# District 1 – Unincorporated Valinda III

## Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP: 4079.00/1



### Physical Description

This is a predominantly single family residential area with large lots. More than 87% of the units are owner-occupied, and 30% of the renter households are overcrowded. The homes are mostly in good condition, but about 40% show signs of significant deterioration. Many yards are poorly maintained.





### **Community Development Needs**

Selective investment is needed to rehabilitate residential properties. Paint and clean-up efforts are recommended. Sidewalks, driveways, and street repairs are needed.

## ***Single Family Housing***

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

- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Public works improvements





## Strategy Area: **Unincorporated Valinda III**

District: **1**

Census Tracts/Block Groups: 4079.00/1

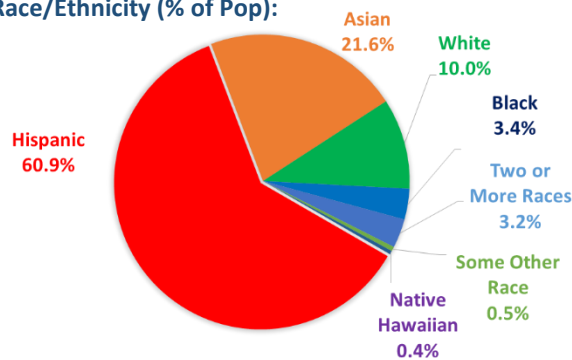
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 1,712

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



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

**Median Income:** \$76,705  
Compare to County Median: 137.3%

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

Less than 9th grade:	8.2%
Some High School:	12.1%
High school diploma:	32.1%
Some college:	25.1%
College degree:	18.7%
Advance Degree:	3.3%

**Unemployed:** 11.7%

**Households Receiving Public**

**Assistance:** 7.1%

**Persons in Poverty:** 14.5%

**Persons Disabled:** 10.6%



### Housing Characteristics

**Total Units (2010):** 419

**Occupancy:**

Owner Occupied	87.2%
Renter Occupied	12.8%

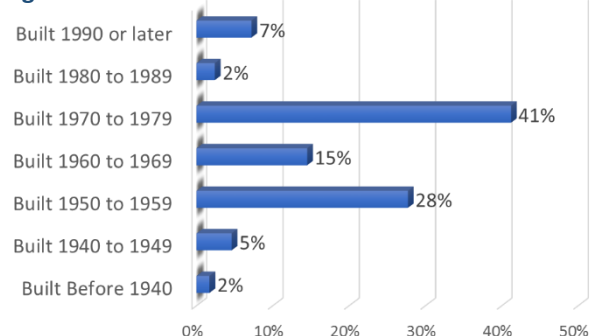
**Vacancy:**

Vacant Units	5.3%
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**Type of Units:**

Single Family	99.3%
Multi-Family	0.7%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 4.2

**Overcrowded Total:**

Overcrowded Owners	4.7%
Overcrowded Renters	30.0%

**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%	16.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	20.0%	52.0%
No Cash Rent	0.0%	0.0%	4.0%	6.0%

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**CENSUS TRACT(s)/BLOCK GROUP(s): 4075.01/all: 1-3, 4075.02/all: 1-3,  
4078.01/all: 1-3, 4078.02/all: 1-2**







## *Single Family Housing*



### Community Development Needs

Selective investment is needed to rehabilitate residential properties. Paint and clean-up efforts are recommended. Sidewalks, driveways, and streets need repair.

## *Deep Lots Accommodate Multi-Family Housing*





## *Commercial Businesses*



## *Graffiti Abatement*



### **Community Development Needs**

Minor commercial rehabilitation and façade improvements are also needed along Amar Road.

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

- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Public works improvements
- Minor commercial rehabilitation and façade improvements
- Graffiti abatement



## Strategy Area: **Unincorporated Valinda II**

District: **1**

Census Tracts/Block Groups: 4075.01/all: 1-3, 4075.02/all: 1-3, 4078.01/all: 1-3, 4078.02/all: 1-2

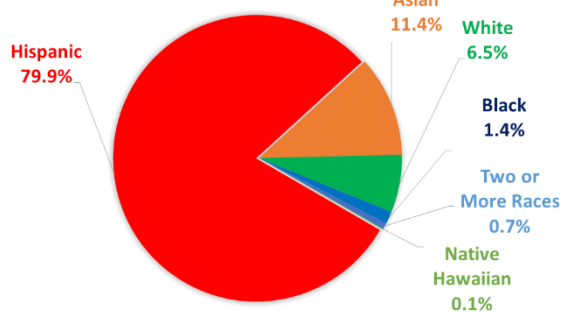
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 14,298

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



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

**Median Income:** \$61,659  
Compare to County Median: 110.4%

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

Less than 9th grade:	22.9%
Some High School:	12.5%
High school diploma:	30.2%
Some college:	21.9%
College degree:	9.8%
Advance Degree:	2.5%

**Unemployed** 10.9%

**Households Receiving Public**

**Assistance:** 3.9%

**Persons in Poverty:** 12.6%

**Persons Disabled:** 9.9%



### Housing Characteristics

**Total Units (2010):** 3,169

#### Occupancy:

Owner Occupied	73.2%
Renter Occupied	26.8%

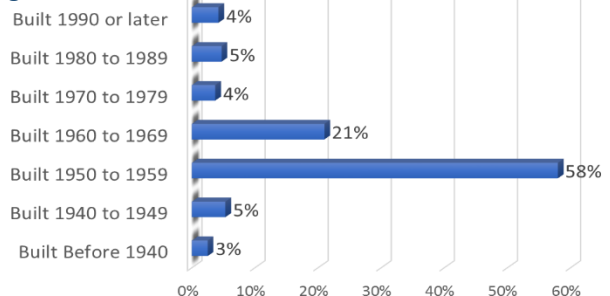
#### Vacancy:

Vacant Units	3.5%
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#### Type of Units:

Single Family	94.6%
Multi-Family	4.7%
Mobile Homes Boats RV	0.7%

#### Age of Units:



**Persons Per Occupied Unit:** 4.7

**Overcrowded Total:** 14.3%

Overcrowded Owners	12.6%
Overcrowded Renters	18.8%

#### Bedrooms by Gross Rent:

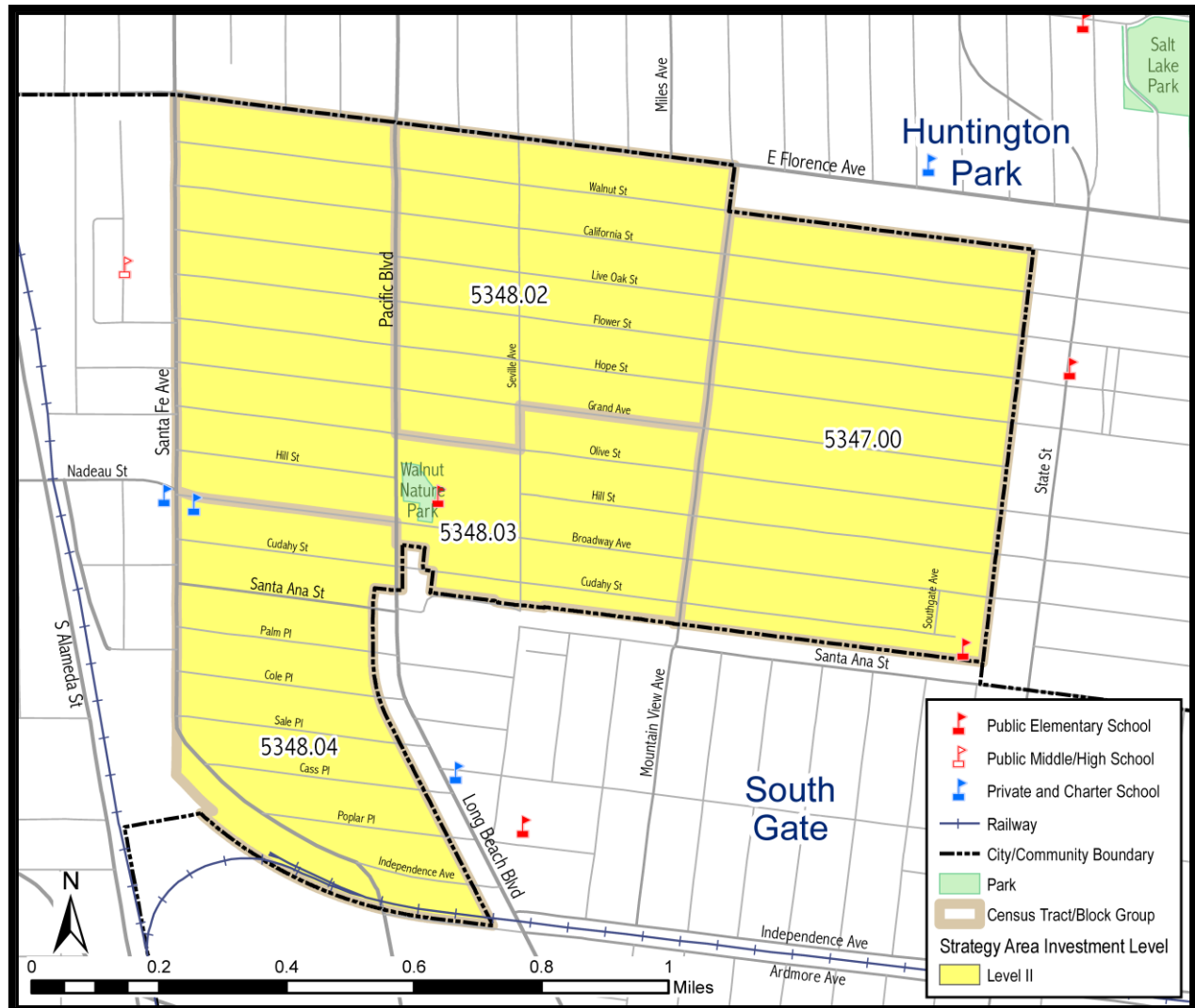
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	2.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.2%	2.9%
\$500-749	0.0%	1.4%	0.0%	1.8%
\$750-999	0.0%	3.3%	9.1%	5.4%
\$1000 or More	0.6%	3.9%	20.9%	44.0%
No Cash Rent	0.0%	0.5%	0.0%	2.5%



# District 1 – Unincorporated Walnut Park

## Level II – Selective Investment

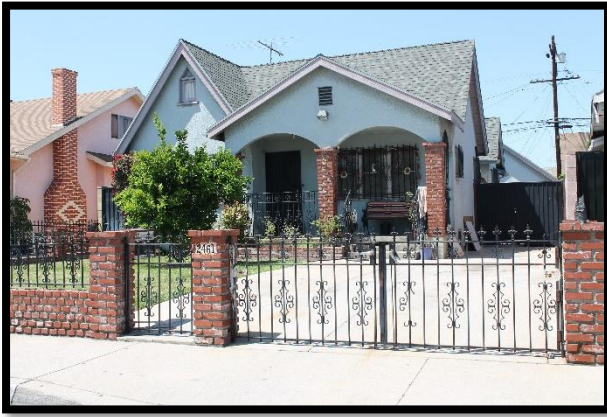
CENSUS TRACT(s)/BLOCK GROUP(s): 5347.00/all:1, 5348.02/all: 1-2,  
5348.03/all: 1-2, 5348.04/all: 1-2



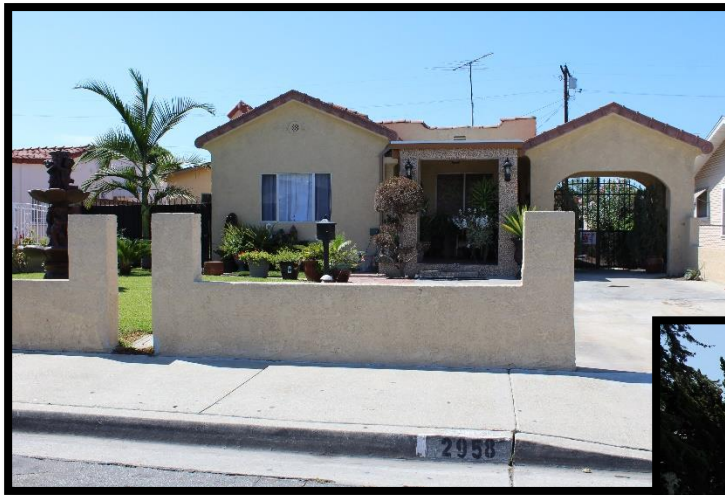
### Physical Description

This area contains a majority of unique single family homes, with multiple units mixed in as duplexes along interior streets and apartments along major thoroughfares. About 52% of the residential units are renter-occupied, and more than 83% are over 50 years old. About 32% of the households are considered overcrowded. Second units created without permits are common. Newer mini-malls and rehabilitated older structures are located along Pacific Boulevard, Florence Avenue, and Seville Avenue. Graffiti is evident in isolated areas. Commercial uses and apartments are found on State Street and are in standard condition. This area also contains a few vacant lots.





*Single Family Housing*



*Multi-Family Housing*







## *Commercial Businesses*



### **Community Development Needs**

Selected residential properties could benefit from rehabilitation assistance. About 20% of housing needs major rehabilitation. Continued revitalization and façade improvements of the commercial areas is needed, as well as new signage, specifically along Pacific Boulevard, Florence Avenue, and Seville Avenue. Street improvements are needed specifically on Seville Avenue and Hope Street. Graffiti is evident in isolated areas. Some of the streets need repair in this area.

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

- Housing rehabilitation/minor home repairs
- Business revitalization and signage
- Graffiti removal
- Street repair





## Strategy Area: **Unincorporated Walnut Park**

District: **1**

Census Tracts/Block Groups: 5347.00/all: 1, 5348.02/all: 1-2, 5348.03/all: 1-2, 5348.04/all: 1-2

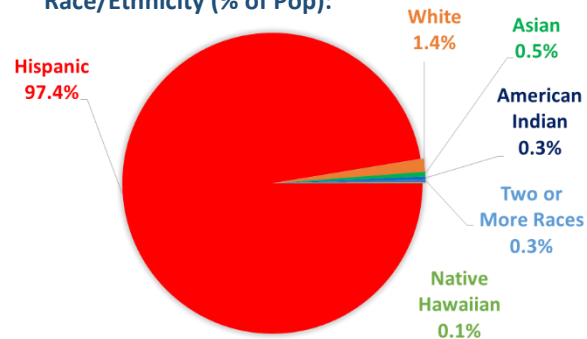
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 15,966

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



**Low- and Moderate-Income Persons:** 76.2%

**Median Income:** \$40,841  
Compare to County Median: 73.1%

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

Less than 9th grade:	35.3%
Some High School:	19.7%
High school diploma:	22.4%
Some college:	17.4%
College degree:	3.6%
Advance Degree:	1.5%

**Unemployed:** 13.8%

**Households Receiving Public**

**Assistance:** 7.1%

**Persons in Poverty:** 22.3%

**Persons Disabled:** 10.0%



### Housing Characteristics

**Total Units (2010):** 3,744

**Occupancy:**

Owner Occupied	48.5%
Renter Occupied	51.5%

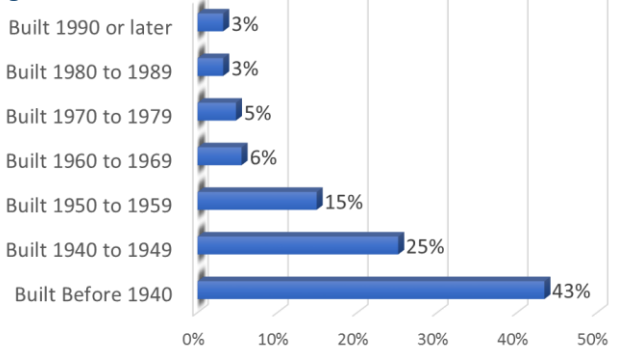
**Vacancy:**

Vacant Units	3.8%
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**Type of Units:**

Single Family	79.5%
Multi-Family	19.9%
Mobile Homes Boats RV	0.6%

**Age of Units:**



**Persons Per Occupied Unit:** 4.4

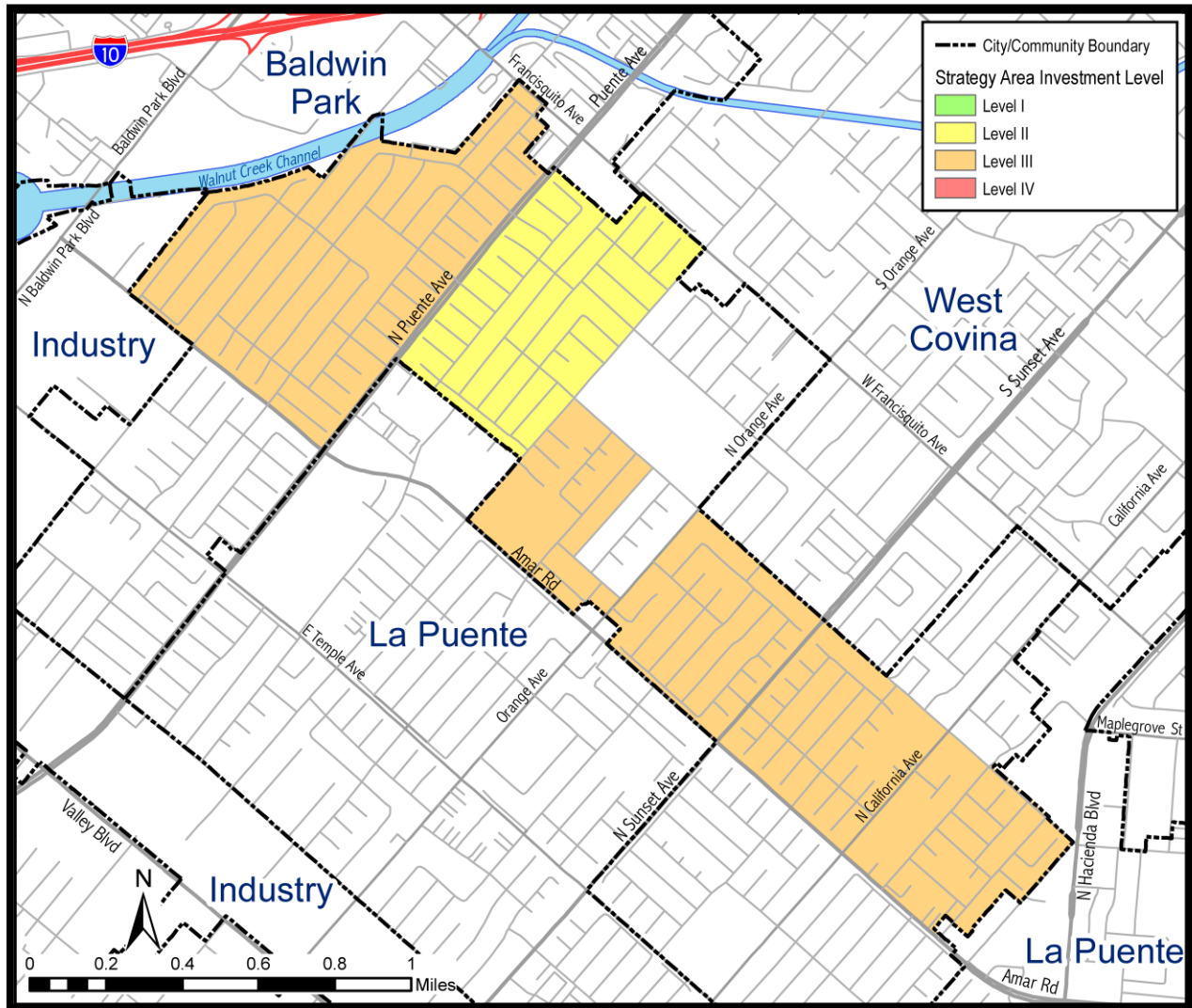
**Overcrowded Total:**

Overcrowded Owners	24.3%
Overcrowded Renters	38.6%

**Bedrooms by Gross Rent:**

	None	1	2	3+
\$0-199	0.0%	0.0%	0.5%	0.4%
\$200-299	0.0%	0.3%	0.0%	0.0%
\$300-499	2.2%	0.7%	0.0%	0.0%
\$500-749	5.1%	3.5%	1.2%	1.1%
\$750-999	0.0%	20.3%	11.8%	0.0%
\$1000 or More	1.6%	6.5%	20.4%	20.8%
No Cash Rent	0.6%	0.0%	1.7%	1.3%

# Unincorporated West Valinda – Area Overview



## **Physical Description**

Unincorporated West Valinda consists of two strategy areas. Unincorporated West Valinda III is the larger area of the two and is predominantly single family, owner-occupied residential. Some of the houses have single-car garages. The homes are in fair condition with about 50% requiring some level of maintenance and rehabilitation. The streets in this area need repair. Unincorporated West Valinda II is the smaller area and comprises mostly of single family residential in standard condition on tree lined streets. The streets and driveways are also in need of repair.

## **Community Development Needs**

Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks, driveways, and streets need minor repair or replacement altogether.

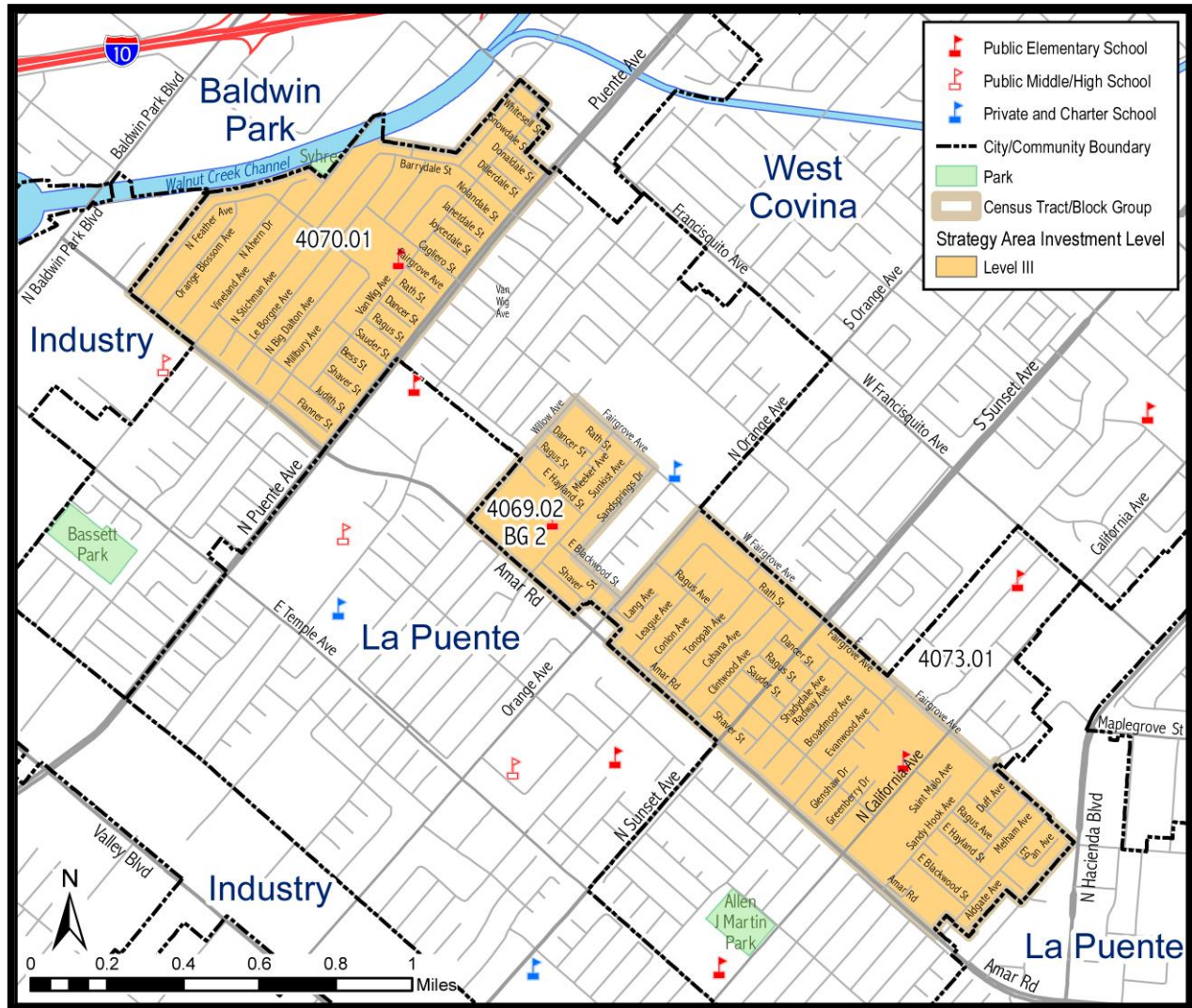
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# District 1 - Unincorporated West Valinda III

## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4069.02/2, 4070.01/all: 1-3, 4073.01/all: 1-4



### Physical Description

These three Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the units are in fair condition some with single-car garages. About 76% of the dwelling units are owner-occupied, 91% are single family, and nearly 14% of the households are overcrowded.







## *Single Family Housing*



### **Community Development Needs**

This area needs intensive investment to improve the overall quality housing stock. About 50% of the dwelling units appear to require some level of rehabilitation and maintenance. Streets need improvement.

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

- Housing rehabilitation/minor home repairs
- Street improvements

## Strategy Area: **Unincorporated West Valinda III**

District: **1**

Census Tracts/Block Groups: 4069.02/2, 4070.01/all: 1-3, 4073.01/all: 1-4

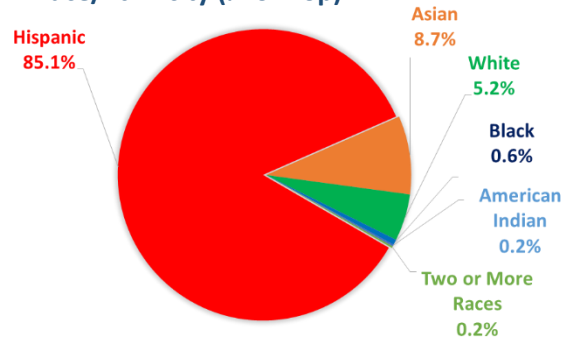
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 8,110

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



**Low- and Moderate-Income Persons:** 58.1%

**Median Income:** \$66,818  
Compare to County Median: 119.6%

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

Less than 9th grade:	22.2%
Some High School:	11.8%
High school diploma:	34.1%
Some college:	22.8%
College degree:	6.9%
Advance Degree:	1.7%

**Unemployed** 11.6%

**Households Receiving Public**

**Assistance:** 6.3%

**Persons in Poverty:** 10.0%

**Persons Disabled:** 11.4%



### Housing Characteristics

**Total Units (2010):** 1,723

#### Occupancy:

Owner Occupied	76.3%
Renter Occupied	23.7%

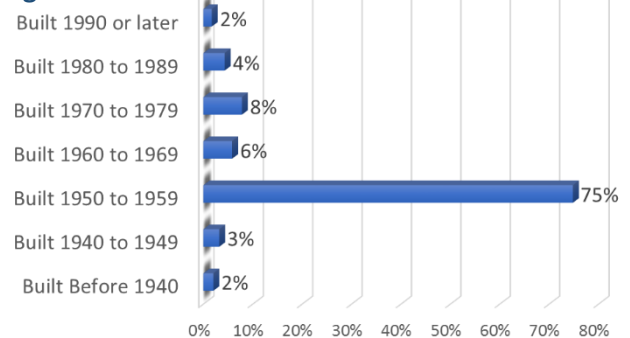
#### Vacancy:

Vacant Units	3.4%
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#### Type of Units:

Single Family	91.0%
Multi-Family	7.9%
Mobile Homes Boats RV	1.1%

#### Age of Units:



**Persons Per Occupied Unit:** 4.6

**Overcrowded Total:** 13.7%

Overcrowded Owners	14.8%
Overcrowded Renters	10.4%

#### 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%	0.0%	0.0%	0.0%
\$500-749	2.7%	0.0%	0.0%	1.5%
\$750-999	0.0%	1.7%	0.0%	0.0%
\$1000 or More	0.0%	3.7%	17.6%	62.6%
No Cash Rent	0.0%	0.0%	0.0%	8.9%

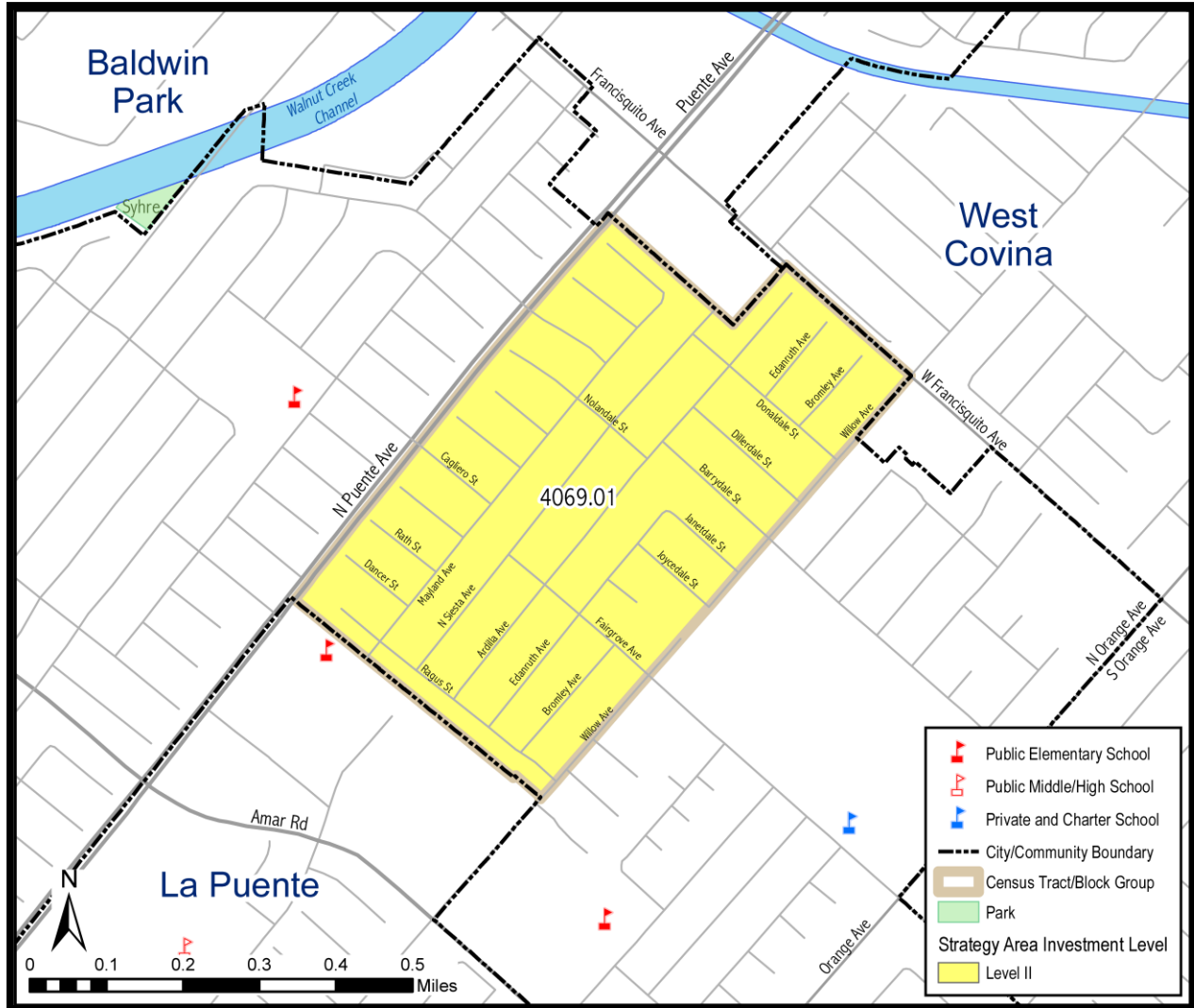


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# District 1 – Unincorporated West Valinda II

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 4069.01/all:2-3



### Physical Description

This area has tree lined streets and residents have pride in homeownership. This area is predominantly a single family residential development, mostly in standard condition. About 12% of the households are overcrowded.





## *Single Family Housing*



### **Community Development Needs**

Selective investment is recommended for individual residential properties that exhibit deferred maintenance and rehabilitation needs, about 35% need minor rehabilitation. Some streets and driveways may need repaving or repair.

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

- Housing rehabilitation/minor home repairs
- Street repair





## Strategy Area: **Unincorporated West Valinda II**

District: **1**

Census Tracts/Block Groups: 4069.01./all: 2-3

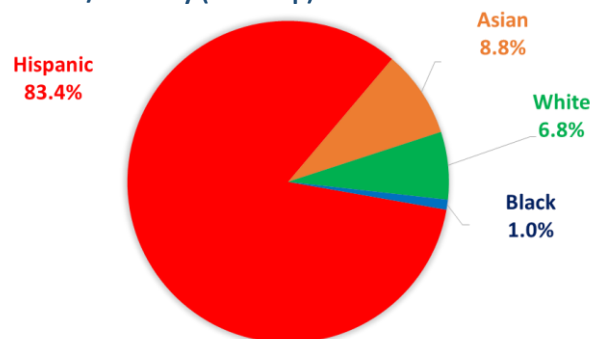
Designation: **Level II**



### Demographic Characteristics

**Total Population (2010):** 1,914

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



**Low- and Moderate-Income Persons:** 68.9%

**Median Income:** \$53,007  
Compare to County Median: 94.9%

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

Less than 9th grade:	13.6%
Some High School:	11.4%
High school diploma:	34.2%
Some college:	29.9%
College degree:	6.5%
Advance Degree:	3.6%

**Unemployed:** 8.2%

**Households Receiving Public**

**Assistance:** 3.1%

**Persons in Poverty:** 19.4%

**Persons Disabled:** 10.0%



### Housing Characteristics

**Total Units (2010):** 493

**Occupancy:**

Owner Occupied	52.5%
Renter Occupied	47.5%

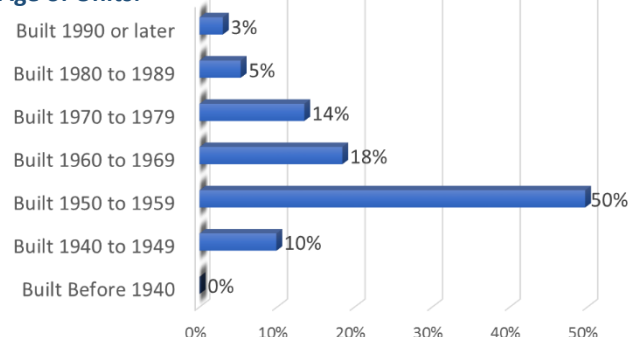
**Vacancy:**

Vacant Units	4.0%
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**Type of Units:**

Single Family	73.9%
Multi-Family	26.1%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 3.8

**Overcrowded Total:** 12.4%

Overcrowded Owners	11.9%
Overcrowded Renters	13.0%

**Bedrooms by Gross Rent:**

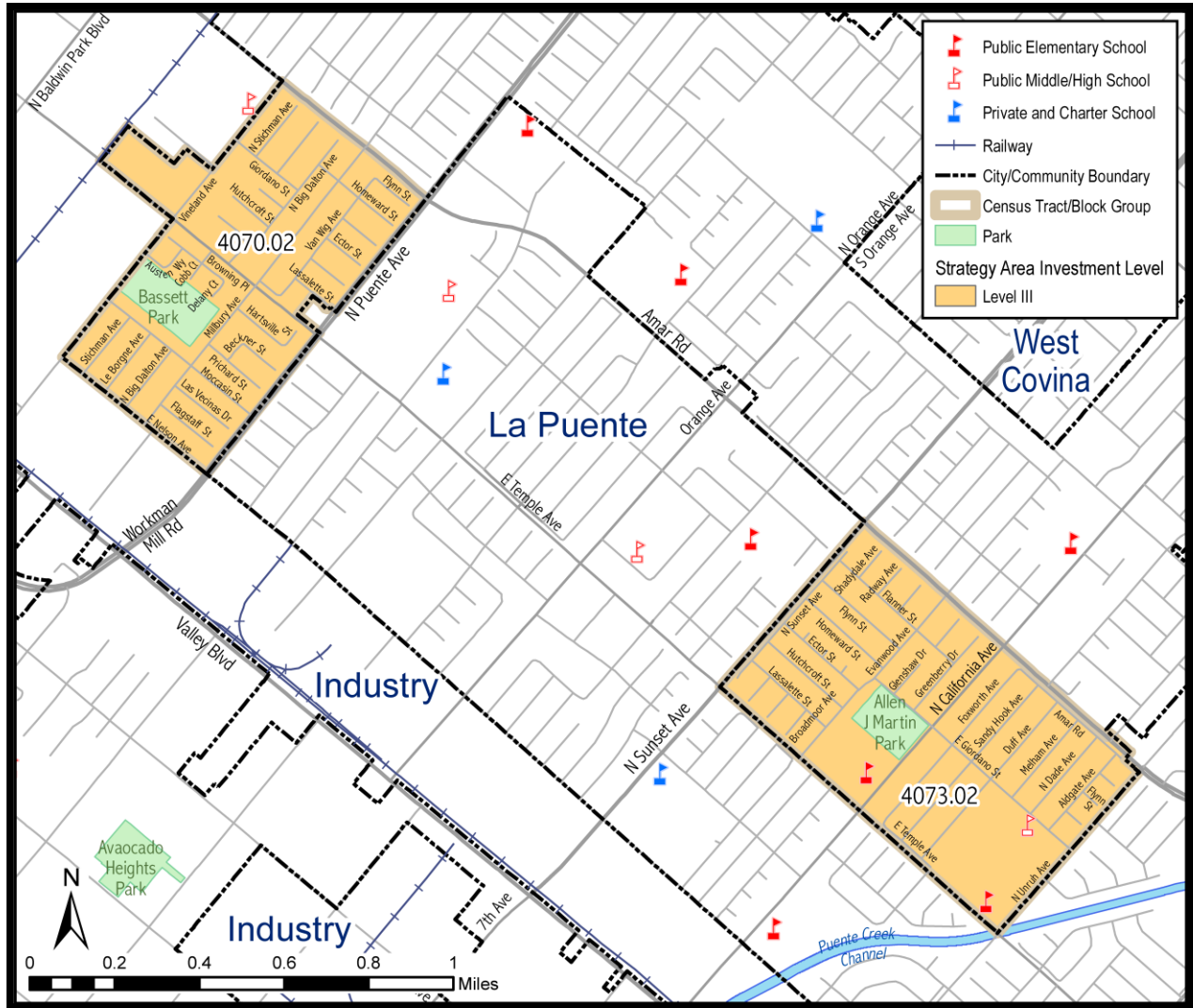
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.9%	3.5%	0.0%	0.0%
\$300-499	0.0%	1.7%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	3.5%	0.0%	0.0%
\$1000 or More	0.0%	15.2%	34.8%	27.8%
No Cash Rent	0.0%	0.0%	0.0%	11.3%

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# District 1 – Unincorporated West Valinda/ West Puente Valley

## Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4070.02/all: 1-2, 4073.02/all: 1-3



### Physical Description

These two Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the dwelling units have single-car garages all in fair condition. Many of the units need major rehabilitation. The majority of the housing was built between 1950-1959. Graffiti is also evident throughout the area.







## *Single Family Housing*



## *Graffiti Abatement*



### **Community Development Needs**

This area needs intensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation and maintenance. Graffiti removal is needed in this area. Streets need improvement.

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

- Housing rehabilitation/minor home repairs
- Graffiti abatement
- Street repairs

## Strategy Area: **Unincorporated West Valinda/West Puente Valley**

Census Tracts/Block Groups: 4070.02/all: 1-2, 4073.02/all: 1-3

District: **1**

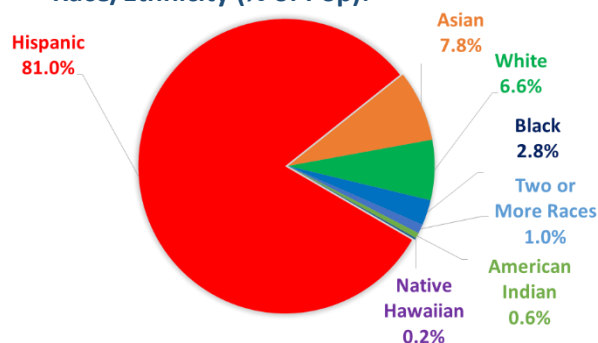
Designation: **Level III**



### Demographic Characteristics

**Total Population (2010):** 4,842

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



**Low- and Moderate-Income Persons:** 61.0%

**Median Income:** \$59,626  
Compare to County Median: 106.7%

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

Less than 9th grade:	19.5%
Some High School:	16.2%
High school diploma:	36.1%
Some college:	19.6%
College degree:	5.9%
Advance Degree:	2.4%

**Unemployed** 16.1%

**Households Receiving Public**

**Assistance:** 6.2%

**Persons in Poverty:** 13.8%

**Persons Disabled:** 11.0%



### Housing Characteristics

**Total Units (2010):** 1,012

**Occupancy:**

Owner Occupied	79.4%
Renter Occupied	20.6%

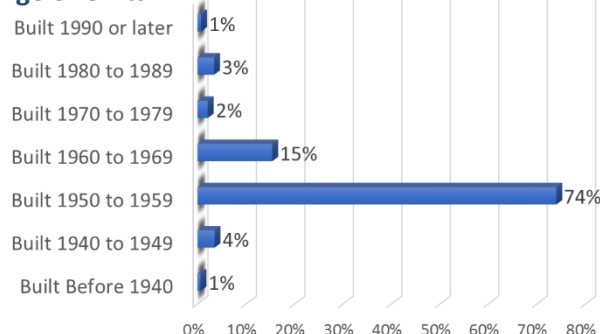
**Vacancy:**

Vacant Units	3.0%
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**Type of Units:**

Single Family	99.3%
Multi-Family	0.7%
Mobile Homes Boats RV	0.0%

**Age of Units:**



**Persons Per Occupied Unit:** 5.3

**Overcrowded Total:** 20.3%

Overcrowded Owners	22.9%
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	2.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.5%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	3.0%	81.0%
No Cash Rent	2.0%	0.0%	2.5%	7.5%

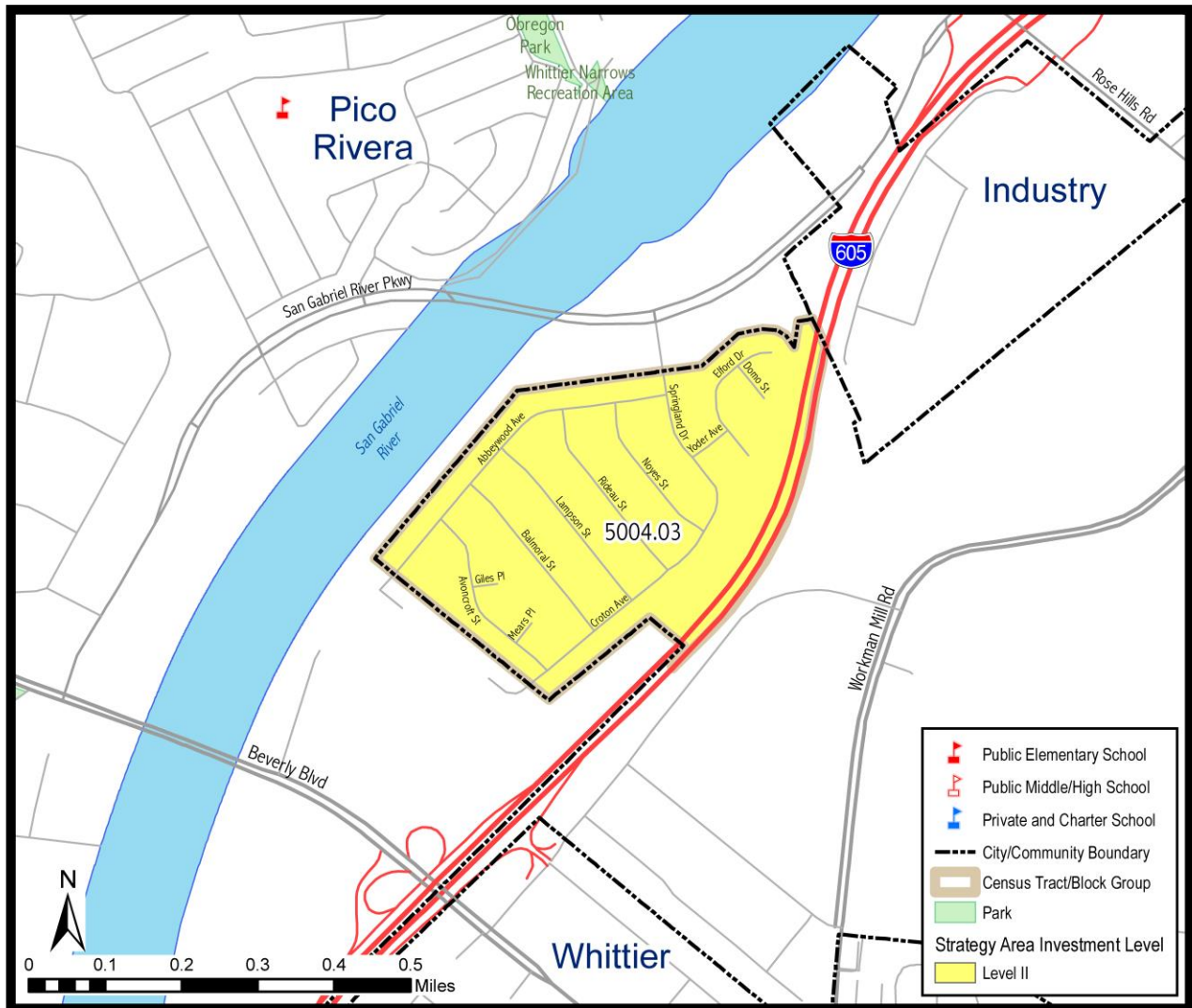
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# District 1 – Unincorporated Whittier Sunrise

## Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 5004.03/all: 1



### Physical Description

This is a predominantly single family residential area with about 90% owner-occupied. The homes are mostly in standard condition but about 10% show signs of significant deterioration. Most of these homes were built between 1950 and 1969. Many yards and driveways are poorly maintained.





### **Community Development Needs**

Selective investment is needed to rehabilitate or repair residential properties. Some streets and driveways in this area need improvement.

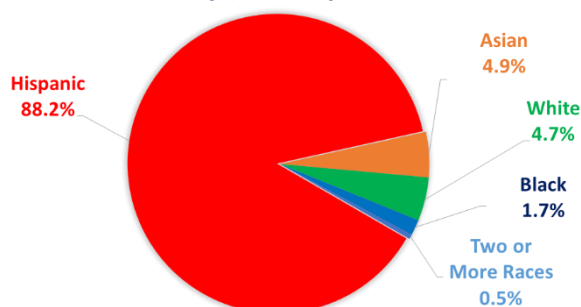
## *Single Family Housing*

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

- Housing rehabilitation/minor home repairs
- Street Repairs



Census Tracts/Block Groups: 5004.03/all: 1

Designation: **Level II****Demographic Characteristics****Total Population (2010):** 962**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 52.8%
**Median Income:** \$58,721  
 Compare to County Median: 105.1%
**Education Level (% of Pop):**

Less than 9th grade:	20.3%
Some High School:	9.2%
High school diploma:	28.9%
Some college:	25.2%
College degree:	13.2%
Advance Degree:	1.8%

**Unemployed** 12.4%**Households Receiving Public****Assistance:** 7.4%**Persons in Poverty:** 13.1%**Persons Disabled:** 14.8%**Housing Characteristics****Total Units (2010):** 253**Occupancy:**

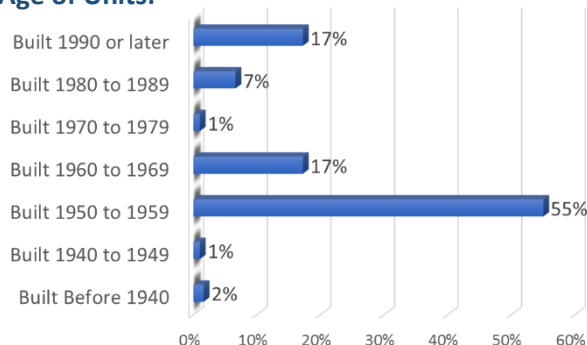
Owner Occupied	89.8%
Renter Occupied	10.2%

**Vacancy:**

Vacant Units	0.0%
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**Type of Units:**

Single Family	96.9%
Multi-Family	3.1%
Mobile Homes Boats RV	0.0%

**Age of Units:****Persons Per Occupied Unit:** 4.2**Overcrowded Total:** 10.9%

Overcrowded Owners	10.9%
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	0.0%	0.0%	0.0%	100.0%
No Cash Rent	0.0%	0.0%	0.0%	0.0%