

**Fourth Supervisorial District
Strategy Area Designations**

<u>Community</u>	<u>Level IV</u>	<u>Level III</u>	<u>Level II</u>	<u>Level I</u>	<u>Pages</u>
Unincorporated Cerritos		5546.00			IV-4
Unincorporated Hacienda Heights		4085.01 4085.04	4084.01 4086.23 4086.24 4086.30 4086.31	4085.05 4086.28	IV-8
Unincorporated La Rambla			6099.00		IV-26
Unincorporated Rowland Heights		4087.04 4087.23 4087.24	4082.11 4082.12		IV-30
Unincorporated South Whittier		5029.02 5030.00	5031.03 5031.04 5031.05 5031.06 5032.02 5033.02 5035.01		IV-40
Unincorporated West Whittier – Los Nietos			5010.01 5010.02 5021.00 5022.00 5023.01 5023.02		IV-50

Statistical Profile of the Fourth Supervisorial District

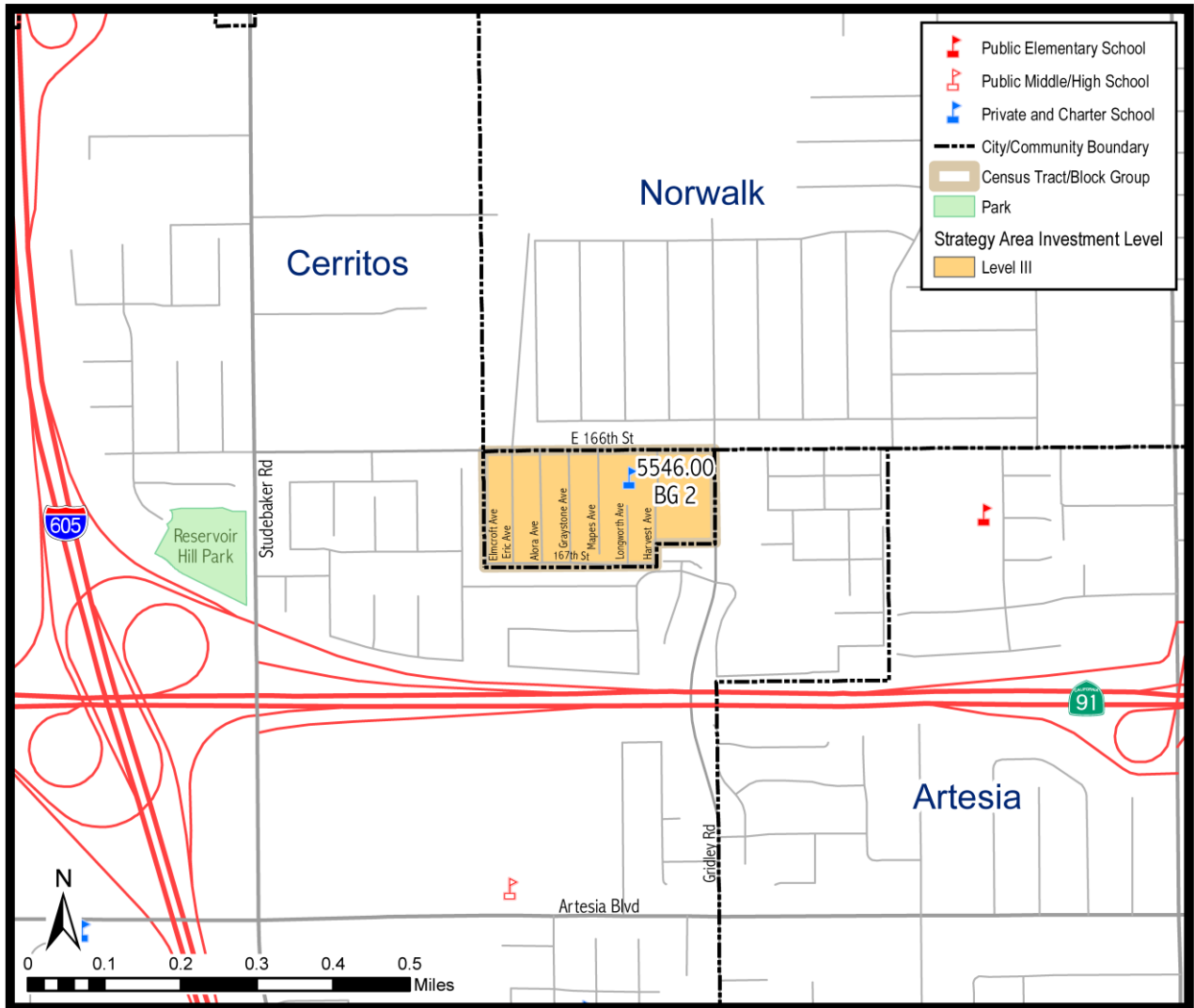
	Strategy Areas	All Unincorporated Areas in the District	Strategy Areas as a % of District's Unincorporated Areas
2010 Census			
Total Population	90,533	202,303	44.8%
Total Low-Income Persons	55,192	90,748	60.8%
Total Housing Units	25,388	64,701	39.2%
2010-2014 American Community Survey 5-Year Estimates			
Unemployed Persons in Civilian Workforce	44,896	103,646	43.3%
Total Units Built Before 1940	904	1,737	52.0%
Total Units Built Between 1940 and 1949	1,603	3,329	48.2%
Total Units Built Between 1950 and 1959	8,650	17,268	50.1%
Total Units Built Between 1960 and 1969	5,649	15,800	35.8%
Total Units Built Between 1970 and 1979	4,485	14,333	31.3%
Total Units Built Between 1980 and 1989	2,349	6,961	33.7%
Total Units Built Between 1990 and 1999	1,469	3,289	44.7%
Total Units Built Between 2000 and 2009	693	2,323	29.8%
Total Units Built 2010 or Later	2	66	3.0%
Overcrowded Housing Units - Total	4,181	6,498	64.3%
Overcrowded Housing Units - Owners	1,413	2,516	56.2%
Overcrowded Housing Units - Renters	2,768	3,982	69.5%

Fourth District
STRATEGY AREAS

District 4 - Unincorporated Cerritos

Level III - Intensive Investment

CENSUS TRACT/BLOCK GROUP: 5546.00/2



Physical Description

This area is generally comprised of single family units, with an apartment building on 166th Street and Gridley Avenue and newer infill housing. Most of the dwellings were built between 1950 and 1969 with the majority of them needing home repairs and rehabilitation. Streets and sidewalks in this neighborhood are very narrow.





Single Family Housing

Community Development Needs

About 80% of the housing and apartment buildings need rehabilitation. Some may need improvement or replacement. About 20% of housing is in standard condition.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs



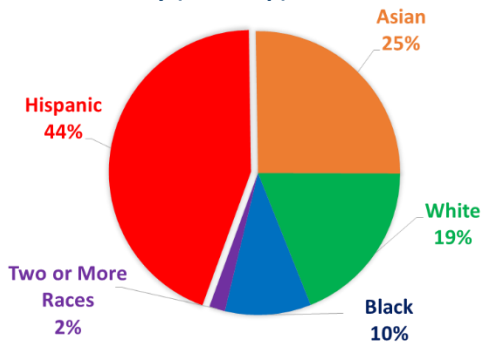
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 1,066

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 64.3%

Median Income: \$63,750
Compare to County Median: 114.1%

Education Level (% of Pop):

Less than 9th grade:	16.5%
Some High School:	11.4%
High school diploma:	24.2%
Some college:	26.7%
College degree:	17.9%
Advance Degree:	2.7%

Unemployed: 9.5%

Households Receiving Public

Assistance: 10.9%

Persons in Poverty: 25.7%

Persons Disabled: 11.8%



Housing Characteristics

Total Units (2010): 297

Occupancy:

Owner Occupied	57.8%
Renter Occupied	42.2%

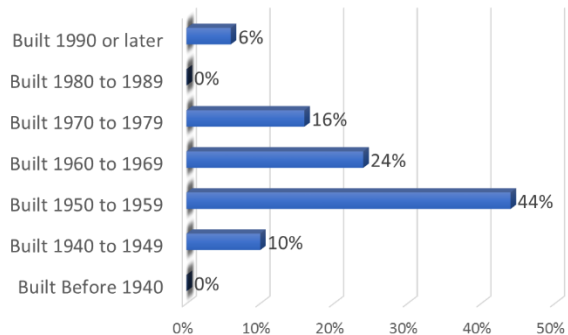
Vacancy:

Vacant Units	2.5%
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Type of Units:

Single Family	84.7%
Multi-Family	15.3%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 4.4

Overcrowded Total: 17.4%

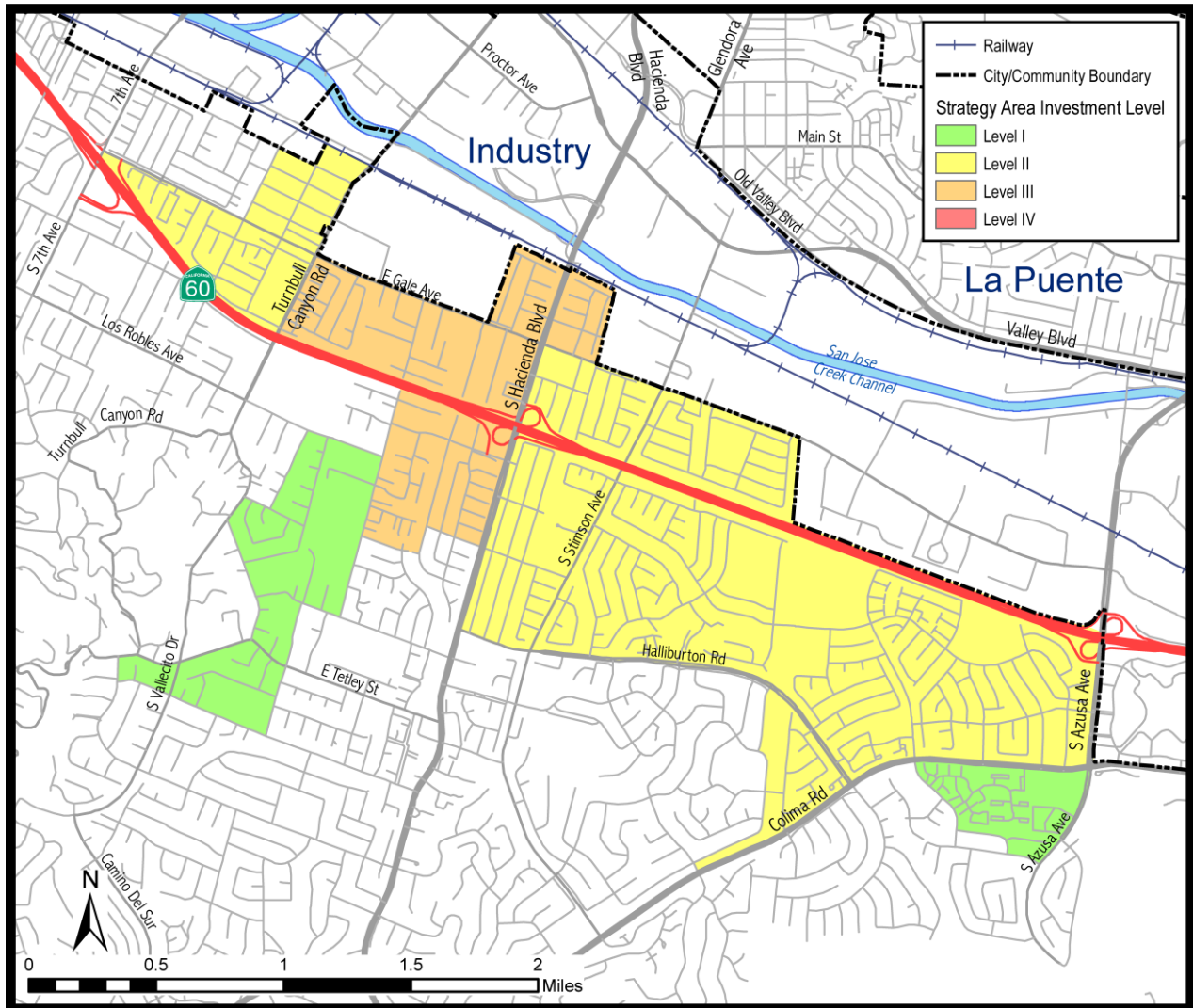
Overcrowded Owners	3.8%
Overcrowded Renters	36.1%

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%	0.0%	0.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	3.1%
\$1000 or More	0.0%	2.1%	42.3%	52.6%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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Unincorporated Hacienda Heights – Area Overview



Physical Description

Unincorporated Hacienda Heights consists of three strategy areas. Unincorporated Hacienda Heights III contains a mix of housing in fair to good condition as well as commercial uses. Some streets are in fair condition. Unincorporated Hacienda Heights II comprises mostly single family residential with some multi-family units in good to standard condition. The commercial in this area, which includes some large strip malls, is also in good to standard condition. Unincorporated Hacienda Heights I is predominantly single family residential but has some multi-family units as well. Most of the housing is in standard condition.

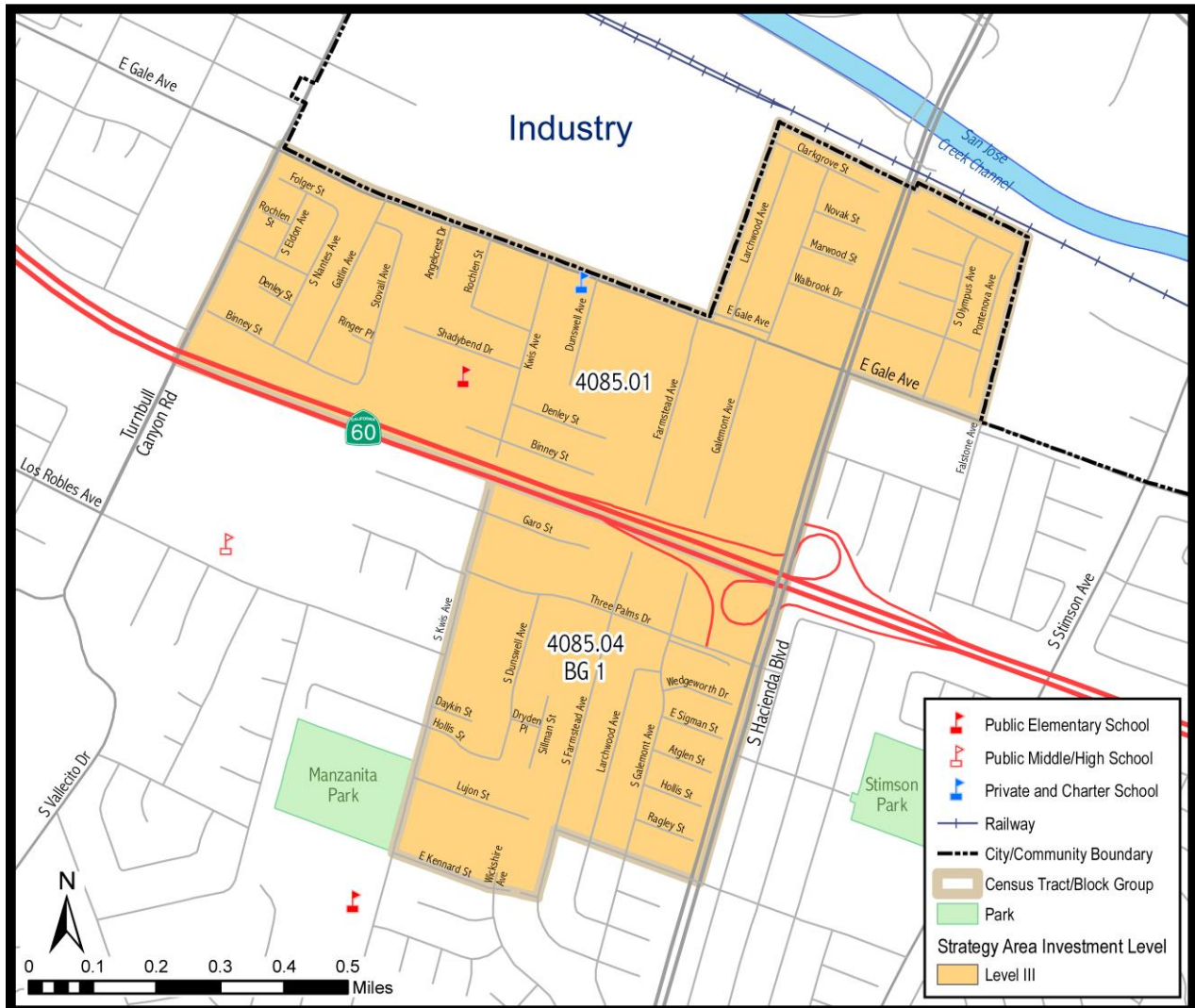
Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial areas would benefit from minor façade improvements.

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District 4 - Unincorporated Hacienda Heights III Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4085.01/all:1, 4085.04/1



Physical Description

This portion of Hacienda Heights contains a majority of single family units along with some multi-housing units. Local commercial development is primarily on Hacienda Boulevard and Gale Avenue. There is an apartment complex in standard condition on Turnbull Canyon Road. The commercial found in this area is in good to standard condition. East of Kwis Avenue, a neighborhood of newer infill housing is located and is in good condition. This area consists of a few private streets with pot holes. Housing and streets need major rehabilitation. About 37% of the units are renter-occupied.



Single Family Housing

Community Development Needs

About 25% of the residential properties in this area need maintenance or minor rehabilitation; 35% need major rehabilitation or replacement. A concentrated program of residential rehabilitation and investment is recommended for the area and specifically between north of Gale Avenue and Clarkgrove Street. Street improvements are also recommended especially for Census Tract 4085.01.

Public/Private Investment Opportunities

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



Commercial Centers

Census Tracts/Block Groups: 4085.01/all: 1, 4085.04/1

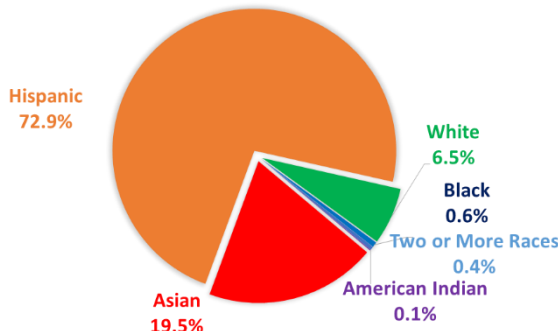
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 5,054

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 60.0%

Median Income: \$62,239
Compare to County Median: 111.4%

Education Level (% of Pop):

Less than 9th grade:	22.8%
Some High School:	10.5%
High school diploma:	26.3%
Some college:	22.6%
College degree:	13.5%
Advance Degree:	4.3%

Unemployed: 8.4%

Households Receiving Public

Assistance: 3.4%

Persons in Poverty: 13.7%

Persons Disabled: 9.7%



Housing Characteristics

Total Units (2010): 1,218

Occupancy:

Owner Occupied	62.8%
Renter Occupied	37.2%

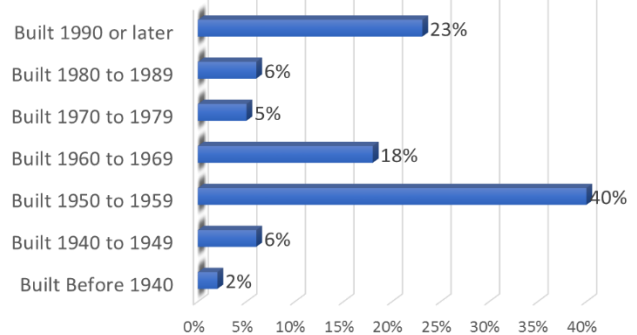
Vacancy:

Vacant Units	6.9%
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Type of Units:

Single Family	90.1%
Multi-Family	9.3%
Mobile Homes Boats RV	0.6%

Age of Units:



Persons Per Occupied Unit: 4.1

Overcrowded Total: 16.4%

Overcrowded Owners	11.3%
Overcrowded Renters	25.1%

Bedrooms by Gross Rent:

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%	1.1%	0.0%	0.0%
\$500-749	0.0%	10.7%	2.2%	4.0%
\$750-999	5.4%	4.5%	0.0%	1.6%
\$1000 or More	0.0%	0.0%	17.7%	45.9%
No Cash Rent	0.0%	0.0%	0.9%	6.0%

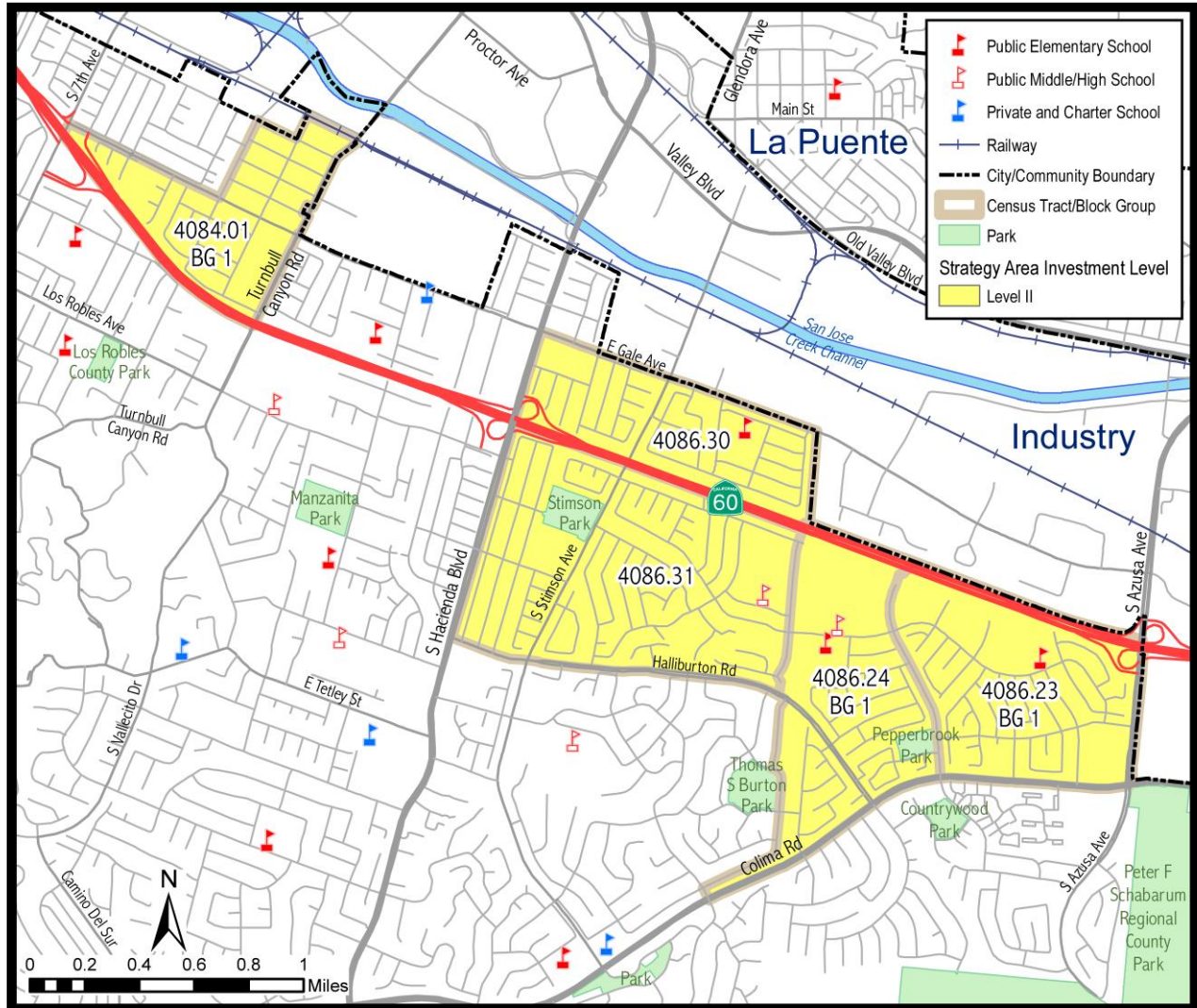
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District 4 - Unincorporated Hacienda Heights II

Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S):

4084.01/ 1, 4086.23/1, 4086.24/1, 4086.30/all:1-2, 4086.31/all:1-3



Single Family Housing

Physical Description

This area consists of predominantly single family residential with some multi-family units. About 25% of the housing is renter-occupied. The majority of the housing is in good condition but north of the 60 Freeway housing units are in fair condition and need minor to major rehabilitation. There is a mixture of old and new local commercial development primarily on Azusa Avenue, Hacienda Boulevard, and Gale Avenue, all in standard to good condition.





Multi-Family Housing



Commercial Centers

Community Development Needs

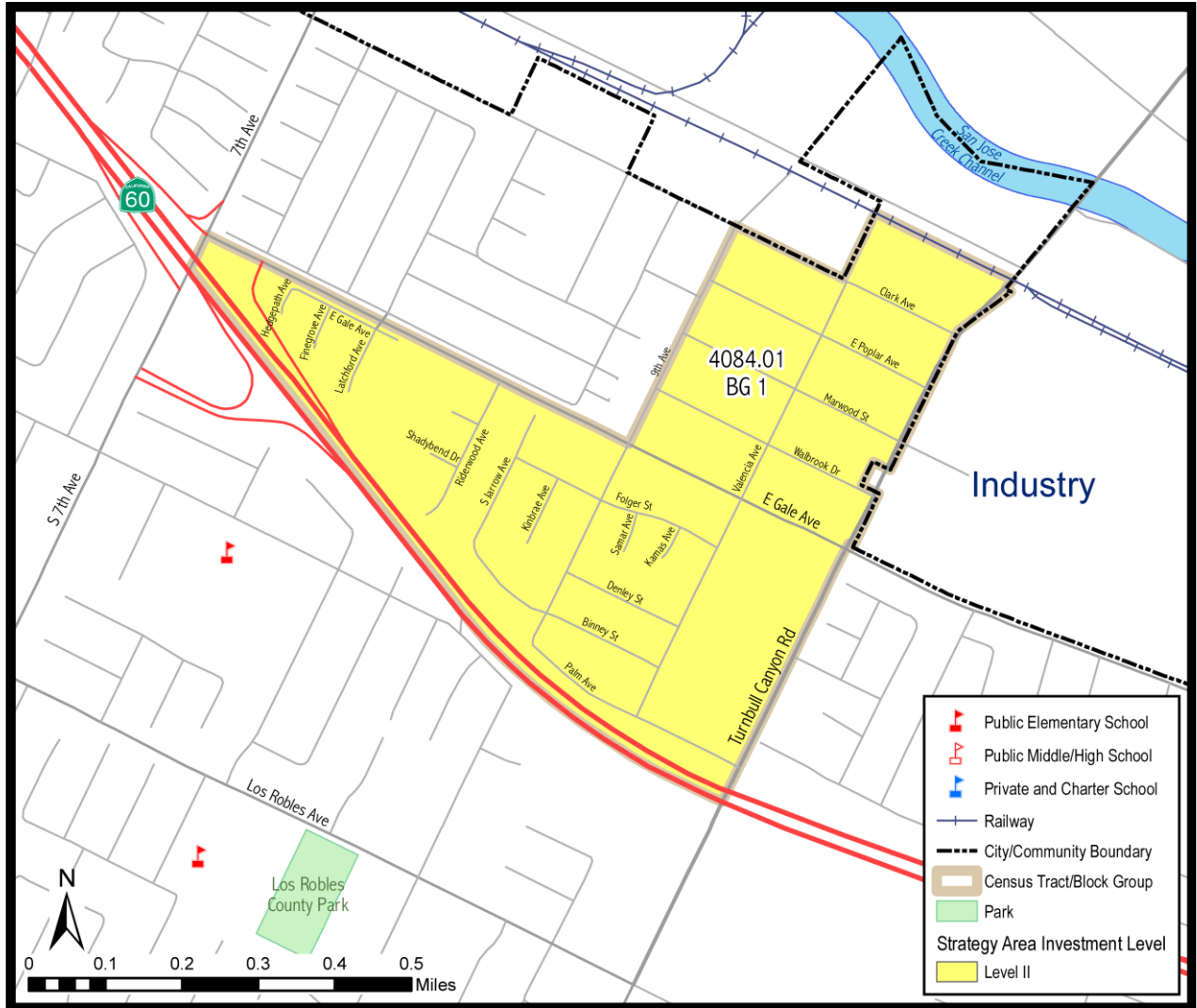
Selective investment is needed in certain residential areas for minor home repairs. The housing units north of the 60 Freeway need minor to major rehabilitation. Some businesses could benefit from minor rehabilitation or façade improvements.



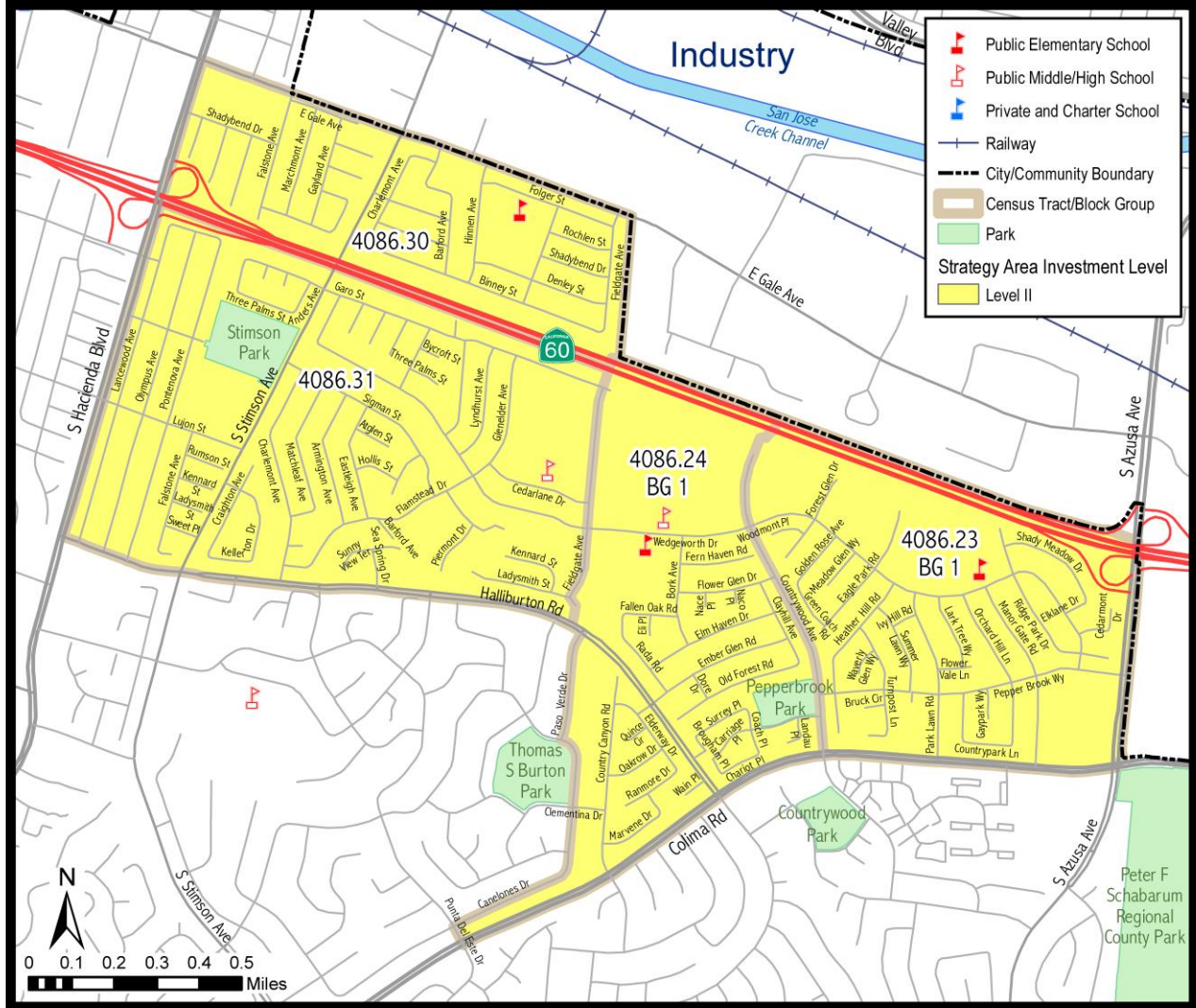
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Minor commercial façade improvements

Unincorporated Hacienda Heights – Level II - West



Unincorporated Hacienda Heights – Level II - East



Strategy Area: Unincorporated Hacienda Heights II

District: 4

Census Tracts/Block Groups: 4084.01/1, 4086.23/1, 4086.24/1, 4086.30/all: 1-2, 4086.31/all: 1-3

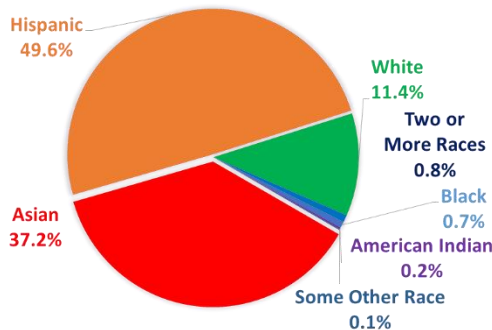
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 14,862

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 52.8%

Median Income: \$67,068
Compare to County Median: 120.0%

Education Level (% of Pop):

Less than 9th grade:	9.6%
Some High School:	10.1%
High school diploma:	24.0%
Some college:	30.5%
College degree:	18.4%
Advance Degree:	7.4%

Unemployed: 11.0%

Households Receiving Public

Assistance: 3.3%

Persons in Poverty: 12.5%

Persons Disabled: 9.0%



Housing Characteristics

Total Units (2010): 4,343

Occupancy:

Owner Occupied	75.4%
Renter Occupied	24.6%

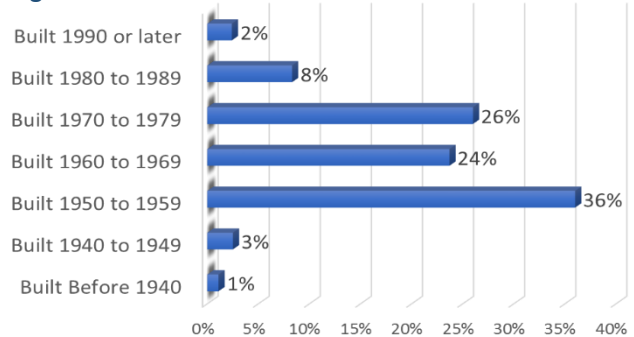
Vacancy:

Vacant Units	4.4%
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Type of Units:

Single Family	89.5%
Multi-Family	10.0%
Mobile Homes Boats RV	0.5%

Age of Units:



Persons Per Occupied Unit: 3.8

Overcrowded Total: 9.3%

Overcrowded Owners	7.1%
Overcrowded Renters	16.2%

Bedrooms by Gross Rent:

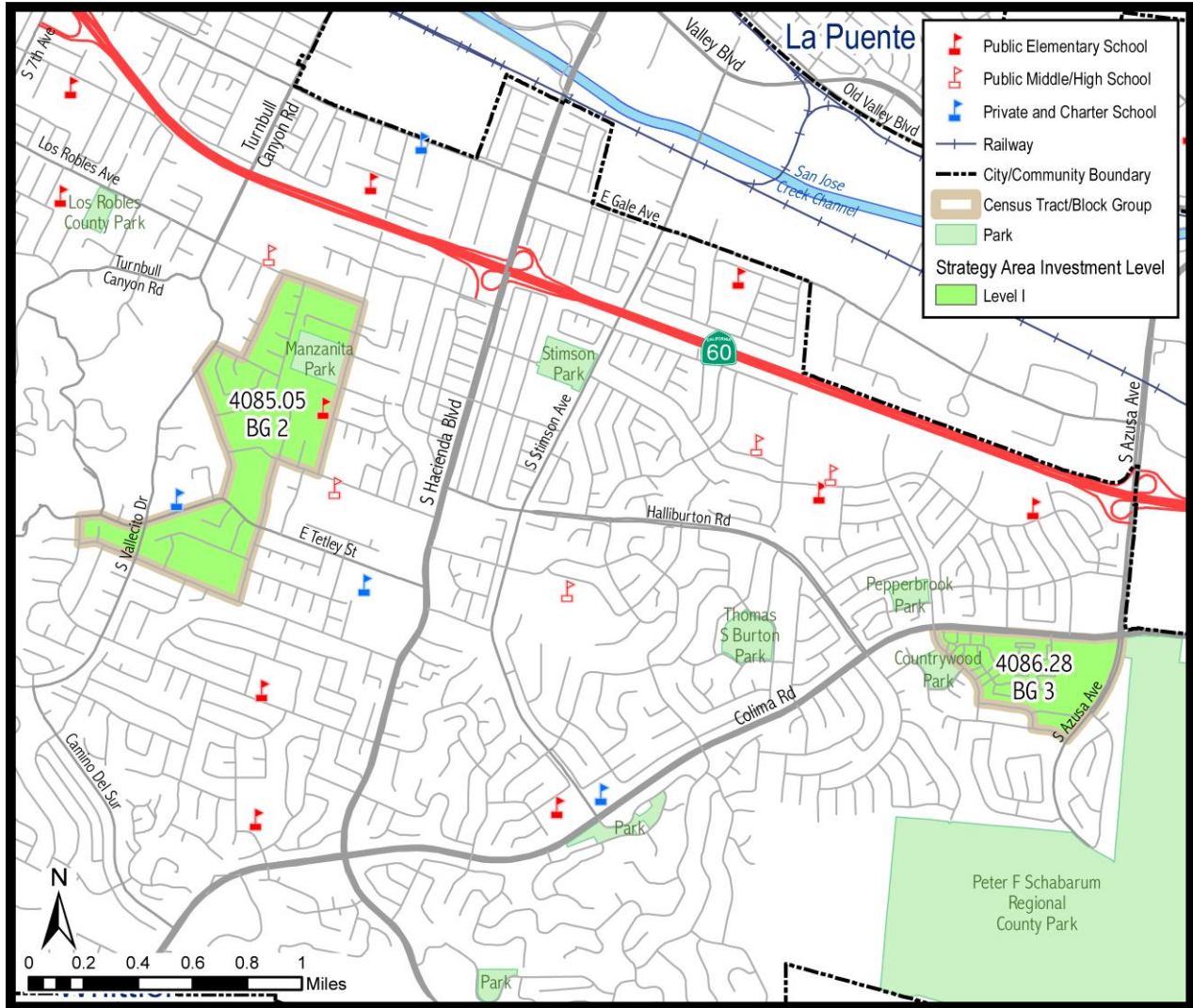
	None	1	2	3+
\$0-199	0.0%	0.0%	0.8%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.6%	0.0%	0.4%	0.0%
\$500-749	0.0%	0.0%	0.0%	1.6%
\$750-999	0.0%	2.6%	0.0%	1.6%
\$1000 or More	1.8%	3.9%	10.9%	71.5%
No Cash Rent	0.0%	0.0%	0.0%	4.2%

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District 4 - Unincorporated Hacienda Heights I

Level I – Limited Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4085.05/ 2, 4086.28/3



Physical Description

This well maintained area is predominantly single family and owner-occupied housing in good condition. There are four schools located in this area in good to standard condition.





Single Family Housing



Multi-Family Housing



Community Development Needs

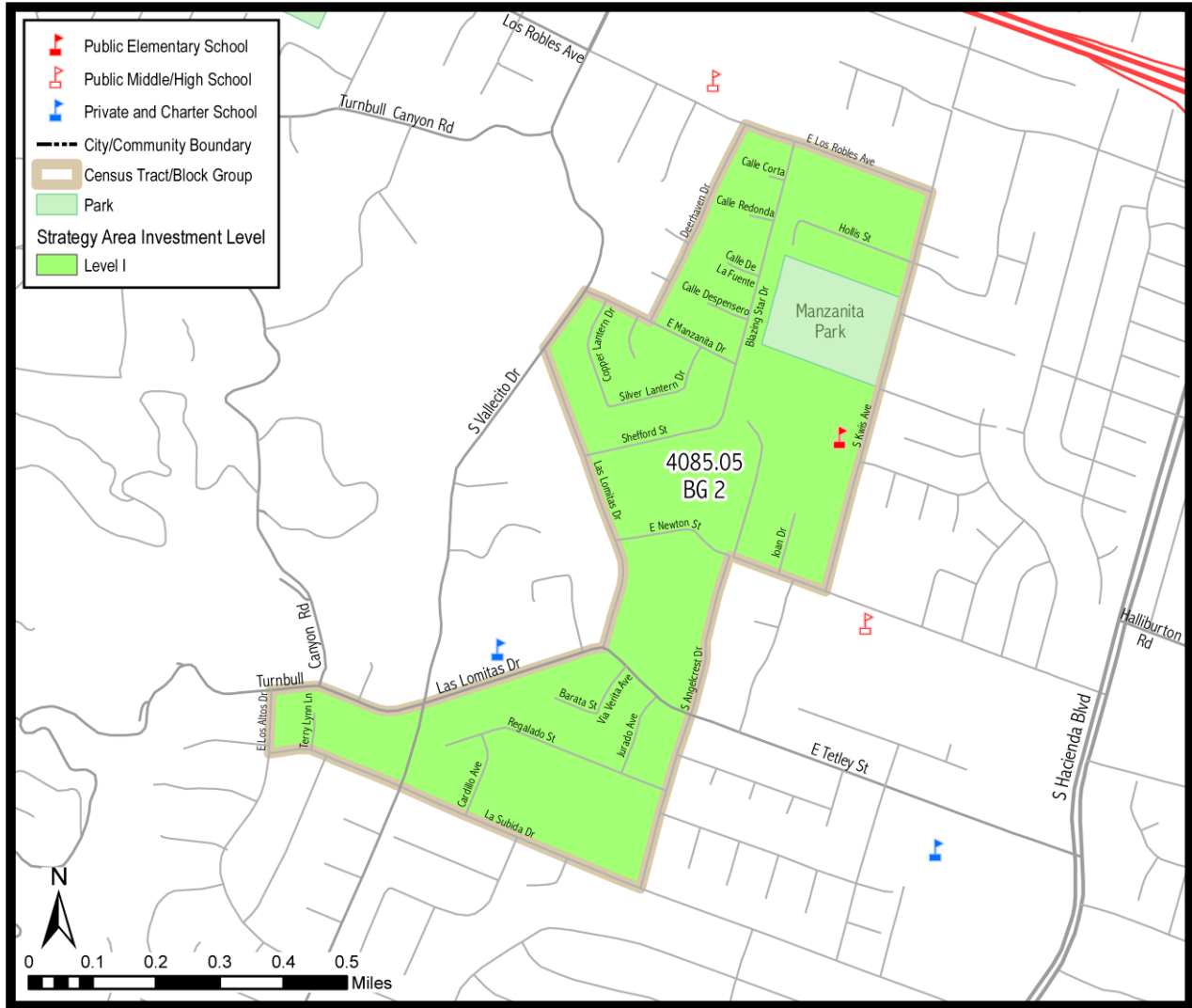
Limited investment is needed in certain residential areas. About 10% of housing units need minor rehabilitation.

Public/Private Investment Opportunities

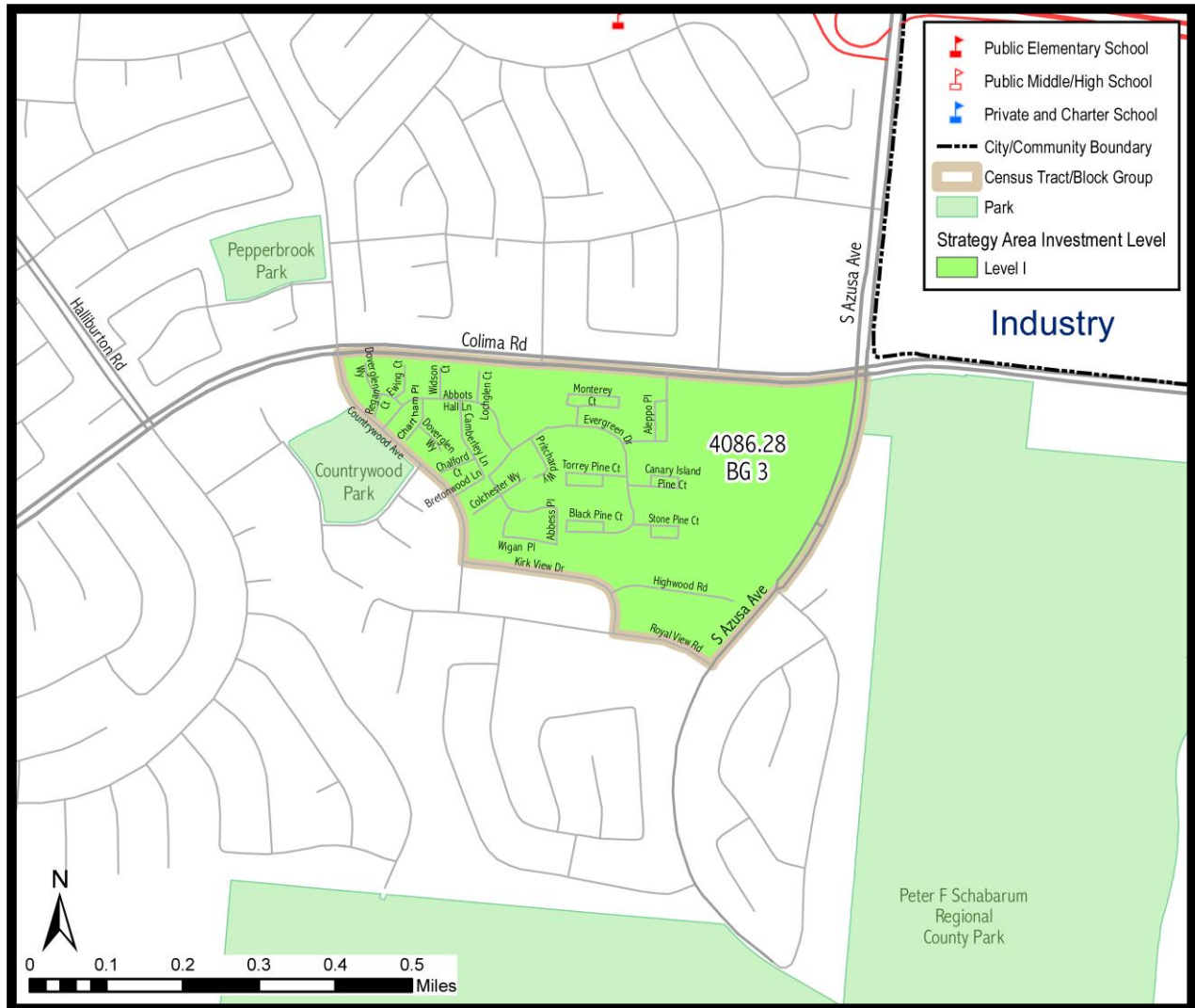
- Minor housing rehabilitation/home repairs



Unincorporated Hacienda Heights – Level I - West



Unincorporated Hacienda Heights – Level I - East



Census Tracts/Block Groups: 4085.05/2, 4086.28/3

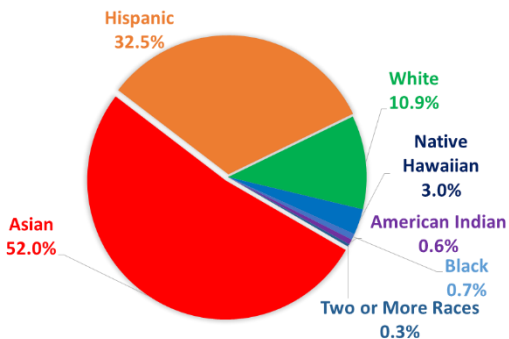
Designation: **Level I**



Demographic Characteristics

Total Population (2010): 2,969

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 62.5%

Median Income: \$59,259
Compare to County Median: 106.1%

Education Level (% of Pop):

Less than 9th grade:	4.2%
Some High School:	3.4%
High school diploma:	22.5%
Some college:	24.8%
College degree:	35.0%
Advance Degree:	10.0%

Unemployed: 5.7%

Households Receiving Public

Assistance: 1.2%

Persons in Poverty: 11.8%

Persons Disabled: 8.2%



Housing Characteristics

Total Units (2010): 1,175

Occupancy:

Owner Occupied	53.0%
Renter Occupied	47.0%

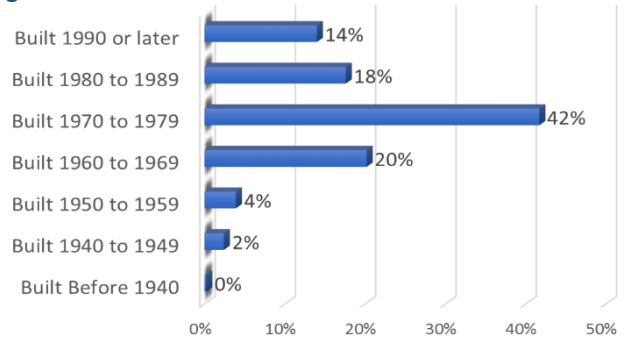
Vacancy:

Vacant Units	10.7%
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Type of Units:

Single Family	56.3%
Multi-Family	43.7%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 2.9

Overcrowded Total:

Overcrowded Owners	0.0%
Overcrowded Renters	1.3%

Bedrooms by Gross Rent:

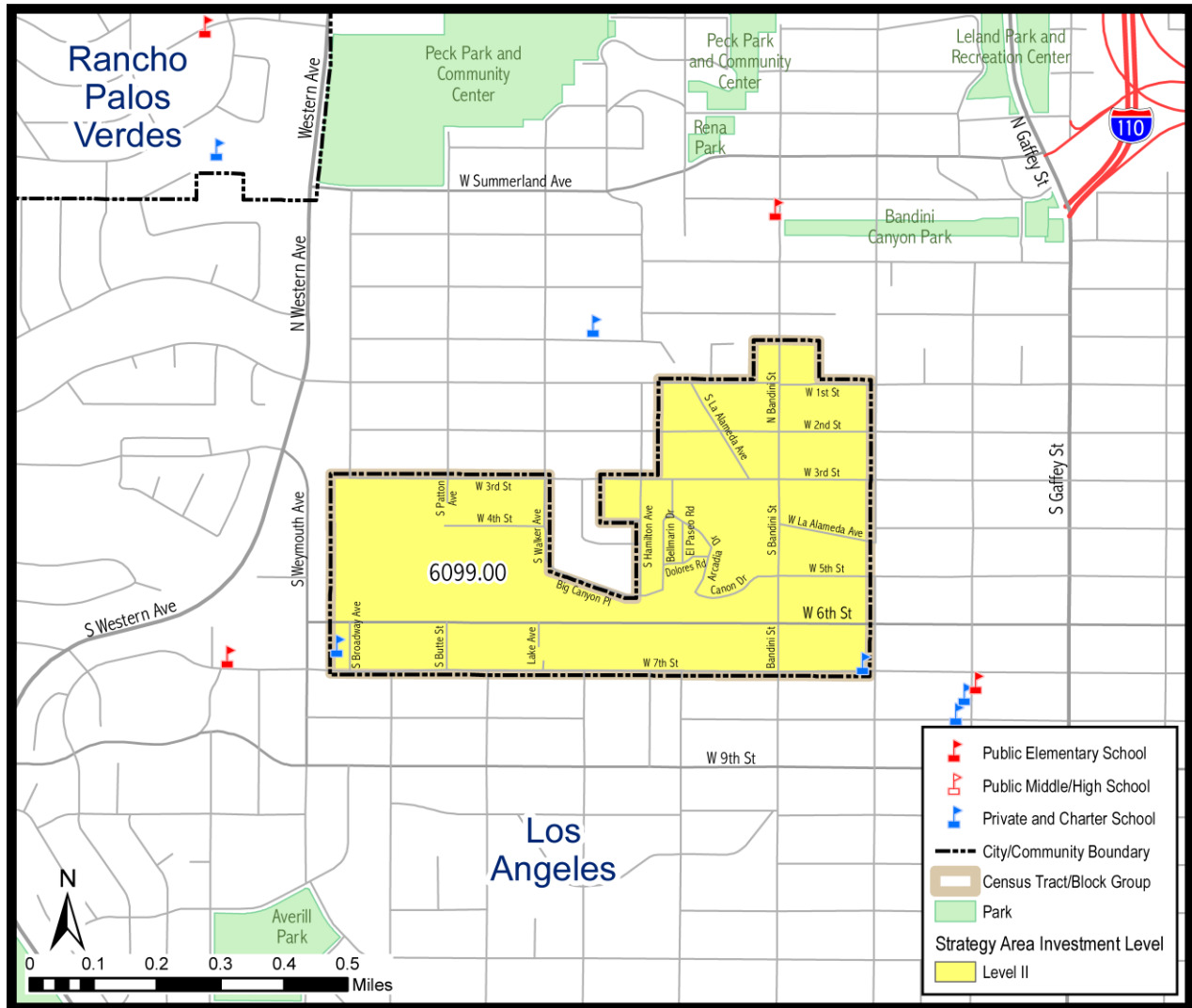
Gross Rent	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	1.3%	0.0%	0.0%
\$300-499	0.0%	3.4%	0.0%	2.1%
\$500-749	1.7%	0.0%	1.3%	2.3%
\$750-999	0.0%	9.6%	7.6%	1.1%
\$1000 or More	0.0%	7.3%	22.0%	33.7%
No Cash Rent	0.0%	1.3%	2.5%	2.7%

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District 4 - Unincorporated La Rambla

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(S): 6099.00/all:1-2



Physical Description

This hilly area consists of single family, owner-occupied residential units with a few multi-family units scattered throughout the area, all in good to standard condition. This area predominantly consists of a large hospital, convalescent hospital, and medical facilities which are also in good to standard condition.



Multi-Family Housing



Single Family Housing



Medical Facilities

Community Development Needs

Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repairs are also needed in the area.

Public/Private Investment Opportunities

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



Census Tracts/Block Groups: 6099.00/all: 1-2

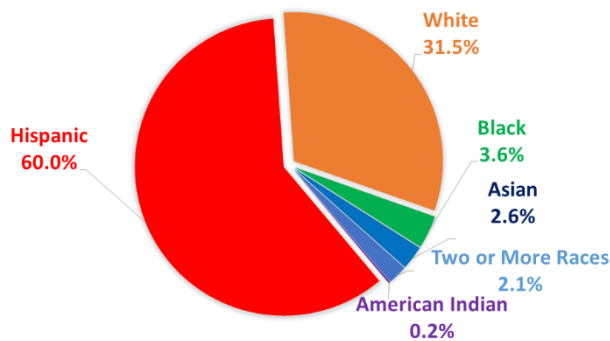
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 2,034

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 51.2%

Median Income: \$62,500
Compare to County Median: 111.9%

Education Level (% of Pop):

Less than 9th grade:	16.4%
Some High School:	10.5%
High school diploma:	37.3%
Some college:	18.8%
College degree:	11.6%
Advance Degree:	5.4%

Unemployed: 14.4%

Households Receiving Public

Assistance: 0.9%

Persons in Poverty: 7.3%

Persons Disabled: 11.3%



Housing Characteristics

Total Units (2010): 663

Occupancy:

Owner Occupied	58.5%
Renter Occupied	41.5%

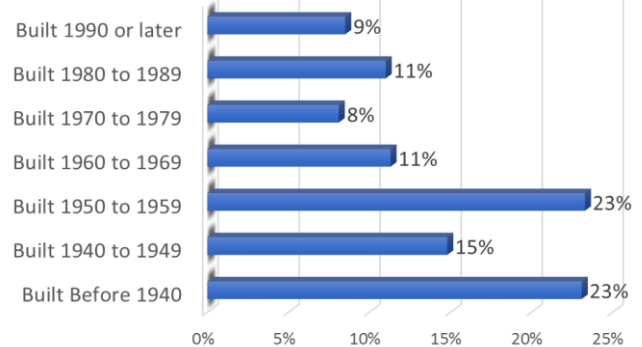
Vacancy:

Vacant Units	7.2%
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Type of Units:

Single Family	67.2%
Multi-Family	32.8%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit:

3.4

Overcrowded Total:

10.9%

Overcrowded Owners: 11.1%

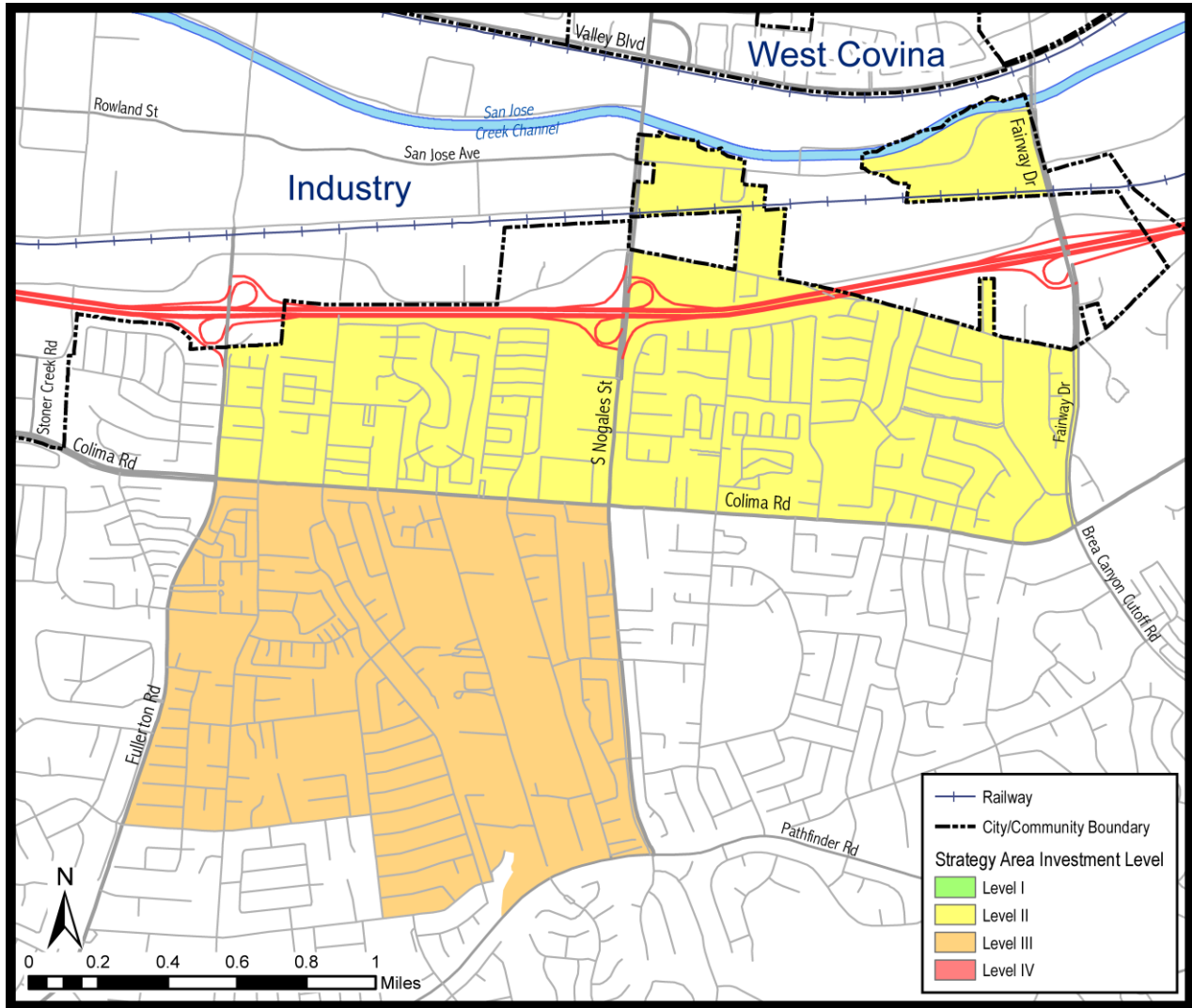
Overcrowded Renters: 10.6%

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	1.5%	4.6%	5.3%	0.0%
\$750-999	0.0%	4.9%	2.3%	1.9%
\$1000 or More	0.0%	8.4%	63.1%	8.0%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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Unincorporated Rowland Heights – Area Overview



Physical Description

Unincorporated Rowland Heights includes two strategy areas. Unincorporated Rowland Heights III and Rowland Heights II. Unincorporated Rowland Heights III is the southern strategy area and contains a mixture of housing in fair to standard condition. The commercial uses in the area are in standard condition. Unincorporated Hacienda Heights II is the northern strategy area that runs along Highway 60 and has a variety of housing types, including a mobile home park in standard condition. There are also commercial and heavy industrial uses in this area in standard condition. However, a few of the commercial lots are vacant.

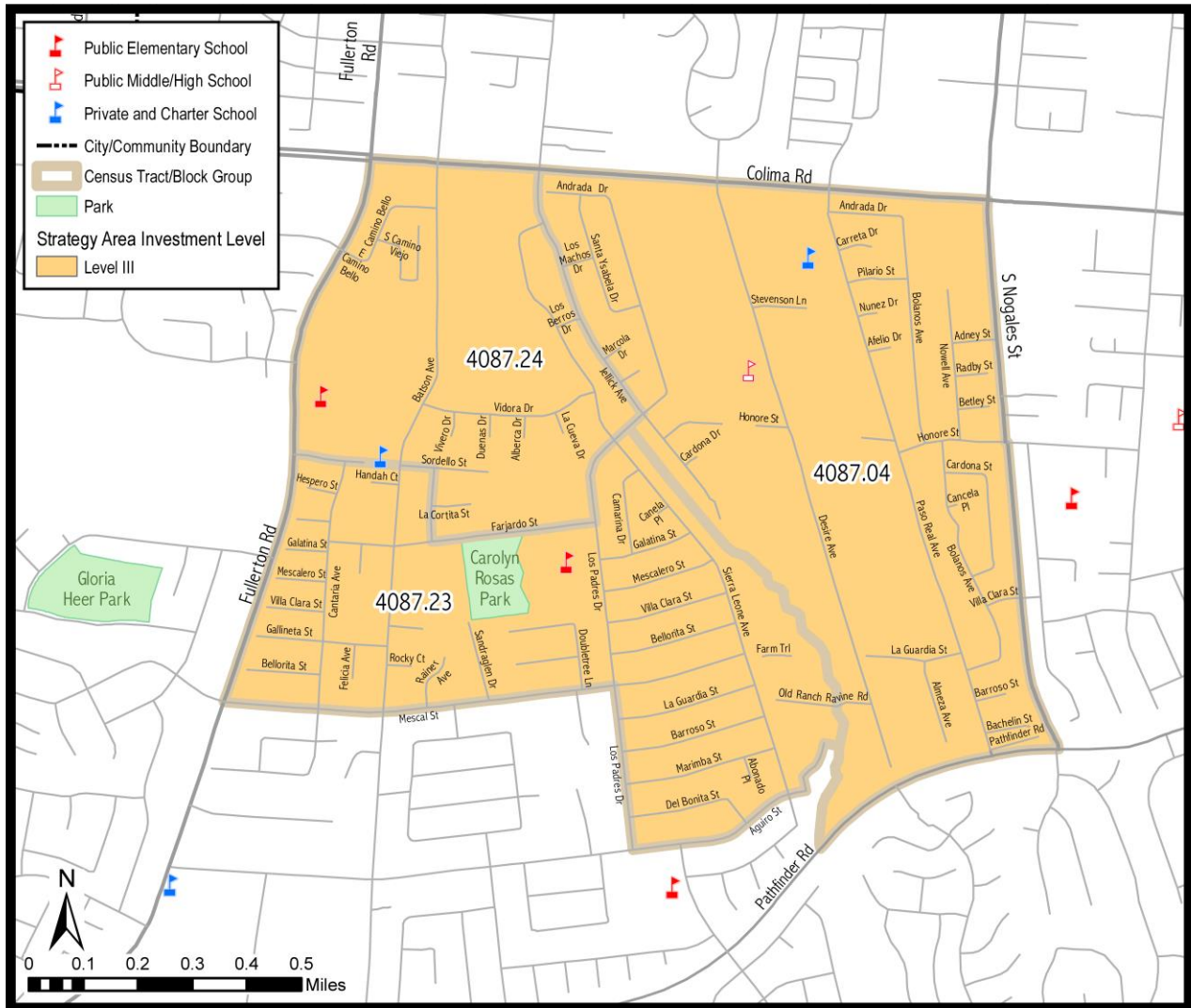
Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are a few commercial lots that are vacant and need new tenants.

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District 4 - Unincorporated Rowland Heights III

Level III – Intensive Investment



Physical Description

This strategy area contains a mixture of single family and multi-family housing all in fair to standard condition. Commercial in standard condition exists along Colima Road, Fullerton Road, and Nogales Street.



Single Family Housing



Community Development Needs

Intensive investment, specifically residential rehabilitation, is needed in some parts of the area. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition. Some graffiti removal is needed around apartment buildings and commercial strips.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Graffiti removal

Multi-Family Housing



Commercial Businesses



Census Tracts/Block Groups: 4087.04/all: 1, 4087.23/all: 1, 4087.24/all: 1-2

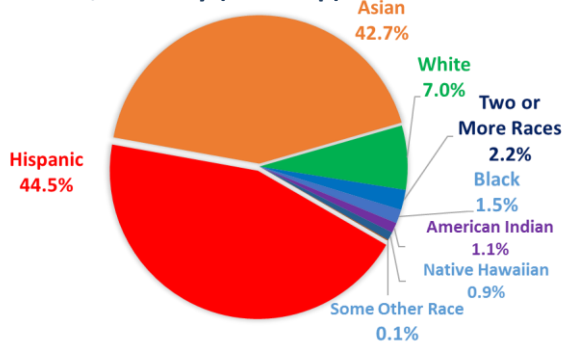
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 11,342

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 68.5%

Median Income: \$43,423
Compare to County Median: 77.7%

Education Level (% of Pop):

Less than 9th grade:	12.5%
Some High School:	10.2%
High school diploma:	28.1%
Some college:	27.5%
College degree:	17.7%
Advance Degree:	4.0%

Unemployed: 6.3%

Households Receiving Public

Assistance: 3.0%

Persons in Poverty: 17.5%

Persons Disabled: 8.1%



Housing Characteristics

Total Units (2010): 3,418

Occupancy:

Owner Occupied	39.2%
Renter Occupied	60.8%

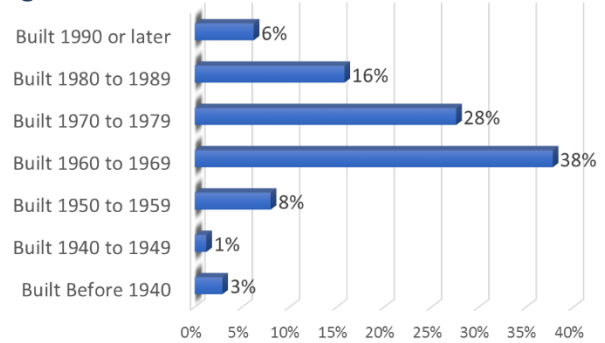
Vacancy:

Vacant Units	3.2%
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Type of Units:

Single Family	46.6%
Multi-Family	52.9%
Mobile Homes Boats RV	0.5%

Age of Units:



Persons Per Occupied Unit: 3.5

Overcrowded Total: 20.4%

Overcrowded Owners	6.1%
Overcrowded Renters	29.6%

Bedrooms by Gross Rent:

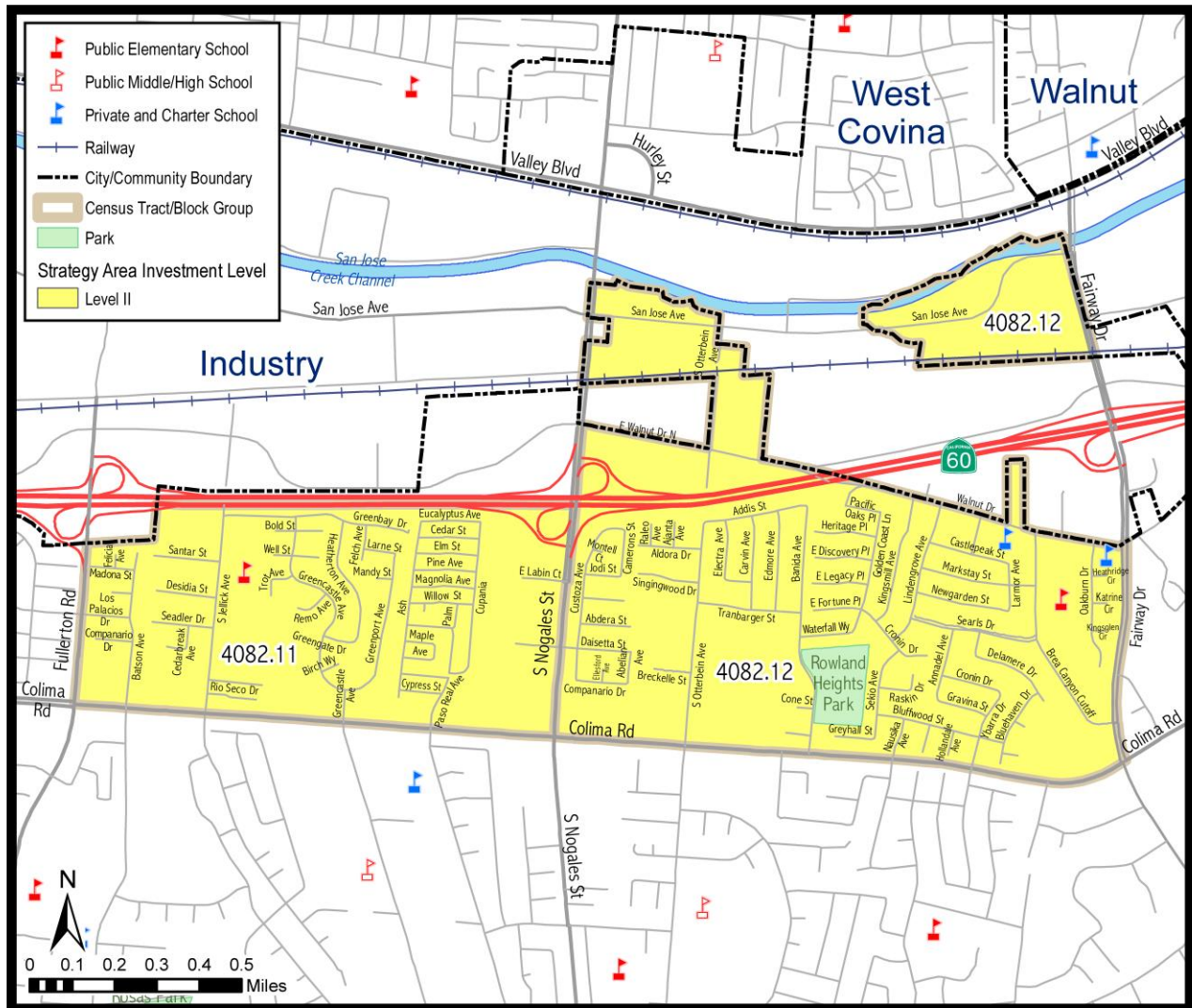
	None	1	2	3+
\$0-199	0.0%	0.0%	1.3%	0.0%
\$200-299	0.0%	0.3%	0.0%	0.0%
\$300-499	0.0%	4.6%	0.5%	0.8%
\$500-749	1.2%	2.9%	0.5%	0.0%
\$750-999	2.2%	4.4%	2.7%	0.0%
\$1000 or More	5.3%	13.7%	43.1%	14.2%
No Cash Rent	0.0%	0.5%	0.0%	1.7%

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District 4 - Unincorporated Rowland Heights II

Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 4082.11/all:1-3, 4082.12/all:1-2



Physical Description

The northerly portion of this strategy area contains light and heavy industry, heavy equipment rental, storage facility, and scrap metal yards. The larger southerly portion of this area is comprised of apartments in the northwest quadrant and single family dwellings with a park, schools, and churches throughout the remaining area. Colima Road and Nogales Street is bordered by commercial development in standard condition. Newer commercial development is located along Gale Avenue and Fullerton Road with limited investment needed. This area also contains a few vacant commercial lots that can be used to enhance the area with new business opportunities. Major housing rehabilitation is needed in a portion of Census Tract 4082.11. A mobile home park is also located in this area and is in standard condition.



Single Family Housing

Mobile Home Park



Multi-Family Housing

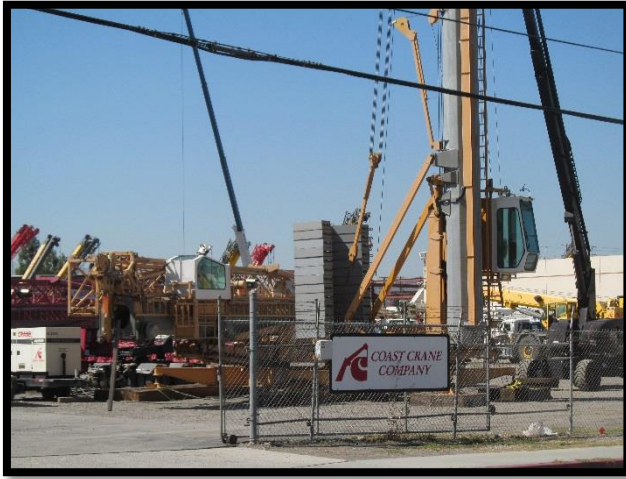
Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial investment opportunity

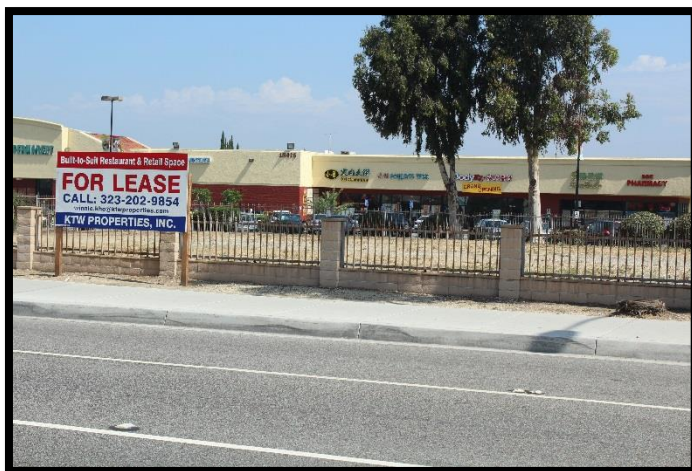




Heavy and Light Industrial



Commercial Businesses



Vacant Commercial Properties

Census Tracts/Block Groups: 4082.11/all: 1-3, 4082.12/all: 1-2

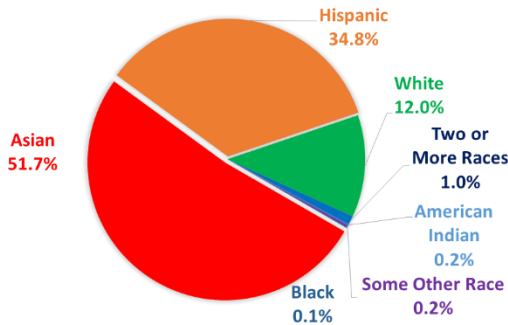
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 5,728

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 59.1%

Median Income: \$51,133
Compare to County Median: 91.5%

Education Level (% of Pop):

Less than 9th grade:	12.3%
Some High School:	8.4%
High school diploma:	22.7%
Some college:	29.6%
College degree:	21.5%
Advance Degree:	5.3%

Unemployed: 6.5%

Households Receiving Public

Assistance: 6.8%

Persons in Poverty: 19.3%

Persons Disabled: 7.9%



Housing Characteristics

Total Units (2010): 1,741

Occupancy:

Owner Occupied	59.6%
Renter Occupied	40.4%

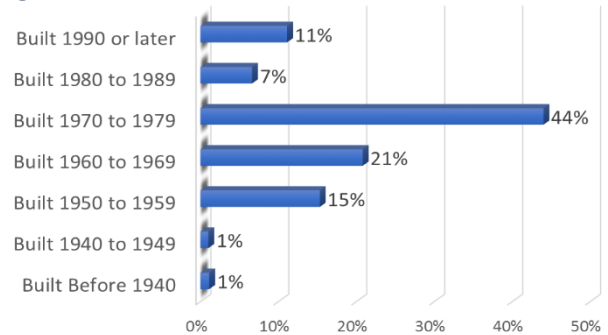
Vacancy:

Vacant Units	5.2%
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Type of Units:

Single Family	54.9%
Multi-Family	23.6%
Mobile Homes Boats RV	21.2%

Age of Units:



Persons Per Occupied Unit: 3.7

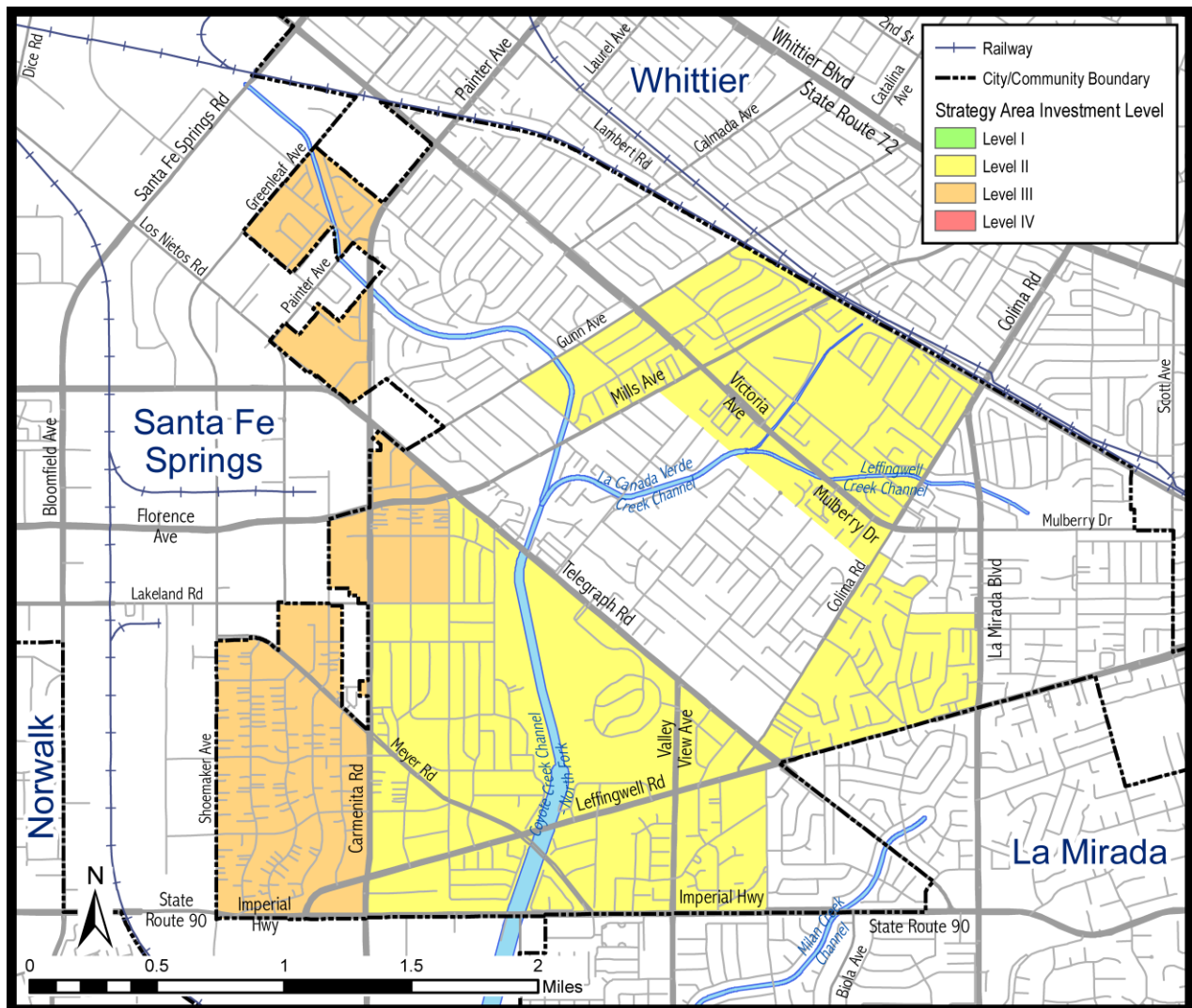
Overcrowded Total: 15.6%

Overcrowded Owners	7.1%
Overcrowded Renters	28.2%

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%	0.4%
\$300-499	0.0%	0.0%	0.3%	0.0%
\$500-749	0.0%	0.0%	1.3%	2.1%
\$750-999	2.1%	0.0%	1.5%	6.5%
\$1000 or More	13.0%	13.9%	21.3%	27.6%
No Cash Rent	0.0%	0.0%	1.5%	7.5%

Unincorporated South Whittier - Overview



Physical Description

Unincorporated South Whittier includes two strategy areas. Unincorporated South Whittier III and South Whittier II. Unincorporated South Whittier III is the western strategy area and contains a variety of housing, with the multi-family units in the most need of attention. The commercial include an undesirable mix of uses in need of intensive investment. Graffiti is also prevalent in the area. Unincorporated South Whittier II is the eastern strategy area and contains single family housing in good to standard condition. There are some apartments in the area that are in need of major rehabilitation. The commercial in the area is in good condition with the exception of a few older uses that could benefit from exterior improvements.

Community Development Needs

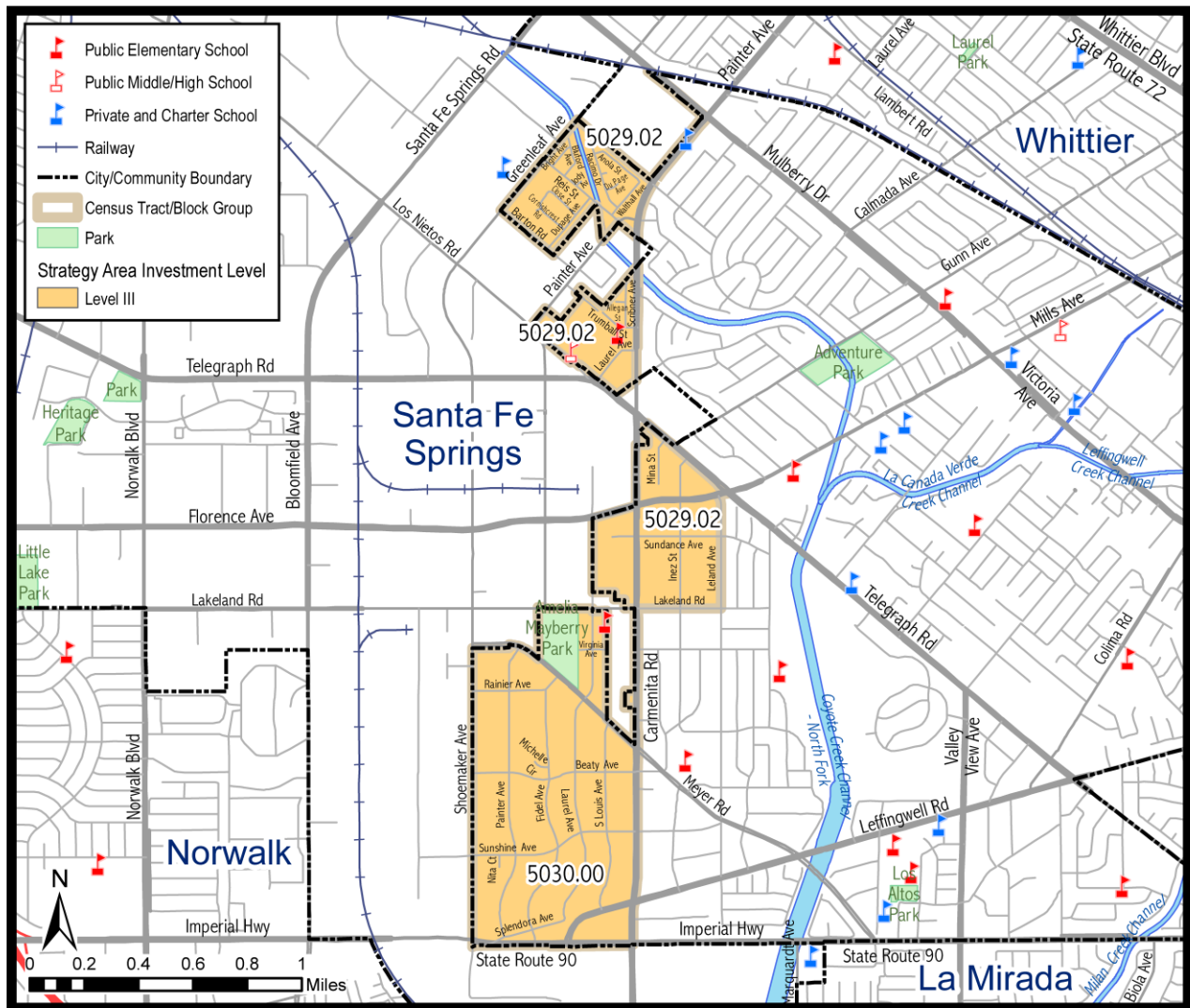
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are pockets of commercial that can benefit from either intensive investment or minor façade improvements.

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District 4 - Unincorporated South Whittier III

Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 5029.02/all:1-3, 5030.00/all:1-3

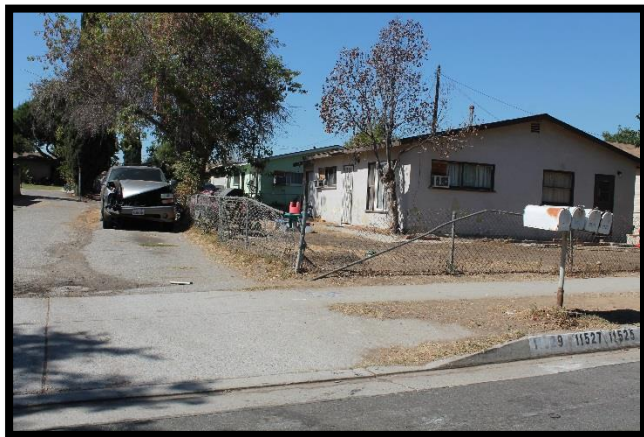


Physical Description

This area encompasses two Census Tracts. The northerly Census Tract (5029.02) consists of single family housing in fair condition. The center of the strategy area includes two schools and is bordered by multi-family housing in fair condition. Commercial and industrial uses are along Carmentita and Telegraph Roads which are in standard condition. Between Telegraph Road and Florence Avenue, an undesirable mix of auto-related commercial, small industry, pallet yards are mixed in with single and multi-family residential. This area also includes the South Whittier Community Resource Center and Sunshine Terrace Senior Center in standard condition. Graffiti is found in isolated areas.



Single Family Housing



Multi-Family Housing





Commercial Development



Community Development Needs

Intensive investment is needed to rehabilitate residential and commercial properties. Apartment units in this area need major rehabilitation. Graffiti abatement efforts are needed in isolated areas.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial and industrial revitalization
- Graffiti removal

Census Tracts/Block Groups: 5029.02/all: 1-3, 5030.00/all: 1-3

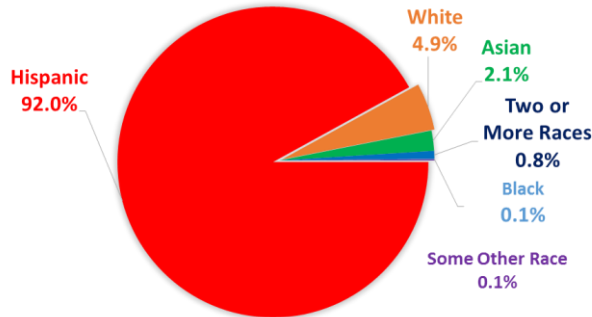
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 7,544

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 66.8%

Median Income: \$47,821
Compare to County Median: 85.6%

Education Level (% of Pop):

Less than 9th grade:	24.0%
Some High School:	17.5%
High school diploma:	26.2%
Some college:	23.5%
College degree:	6.1%
Advance Degree:	2.2%

Unemployed: 10.2%

Households Receiving Public

Assistance: 5.5%

Persons in Poverty: 26.2%

Persons Disabled: 11.1%



Housing Characteristics

Total Units (2010): 1,640

Occupancy:

Owner Occupied	46.5%
Renter Occupied	53.5%

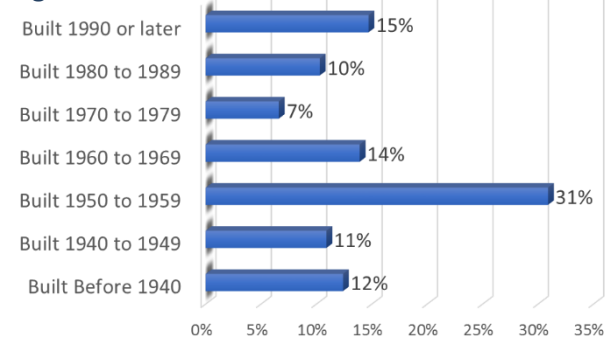
Vacancy:

Vacant Units	1.8%
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Type of Units:

Single Family	87.2%
Multi-Family	12.8%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 4.5

Overcrowded Total: 27.1%

Overcrowded Owners	19.4%
Overcrowded Renters	33.9%

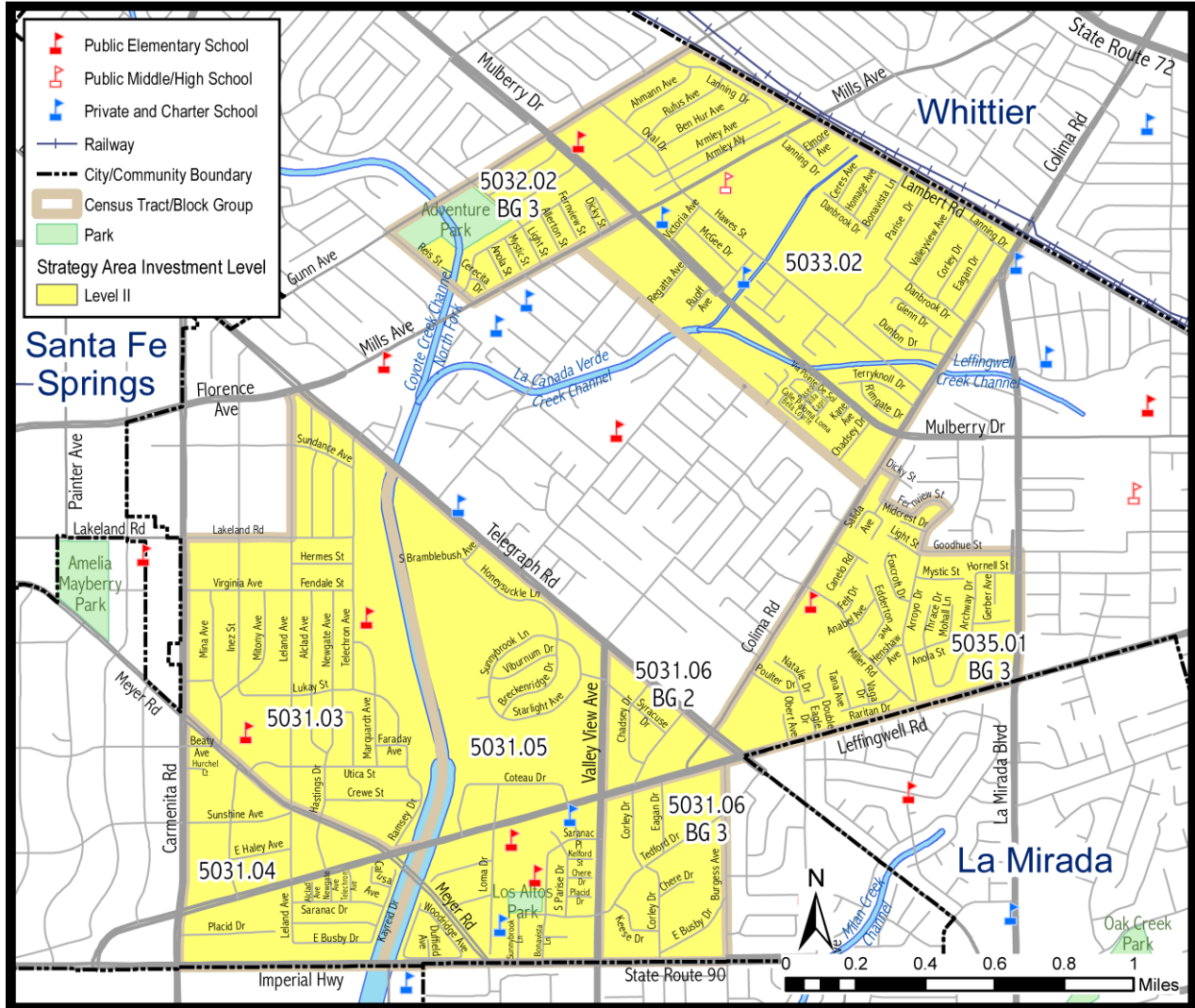
Bedrooms by Gross Rent:

Gross Rent	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.2%
\$200-299	0.0%	0.5%	0.0%	0.7%
\$300-499	3.9%	0.7%	1.1%	0.1%
\$500-749	1.1%	0.9%	1.0%	4.4%
\$750-999	0.3%	2.4%	4.4%	2.5%
\$1000 or More	1.1%	0.0%	44.8%	28.4%
No Cash Rent	0.0%	0.1%	0.0%	0.0%

District 4 – Unincorporated South Whittier II

Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 5031.03/all:1-4, 5031.04/all:1-2, 5031.05/all:1-2, 5031.06/2,3, 5032.02/3, 5033.02/ all:1-3, 5035.01/3



Physical Description

This strategy area contains predominately single family housing in good condition. Owners have pride in ownership. On Ben Hur Avenue in Census Tract 5032.02, there are apartment buildings that need major rehabilitation. Newer and older commercial uses along Telegraph Road, Leffingwell Road, Lambert Road, Colima Road, and Imperial Highway are in standard condition. Census Tracts 5031.05 and 5031.06 consist of hilly areas and fairly well-maintained single family homes on large lots. There are pockets of less well-maintained units, as well as several new homes in the southeast quadrant. In Census Tracts 5031.03 and 5031.04, the housing units are in standard condition with large lots. Candlewood Country Club is located in this area and is in standard condition. Commercial businesses and mixed housing units in standard condition are located along Carmenita Road.

Single Family Housing



Multi-Family Housing



Commercial Businesses

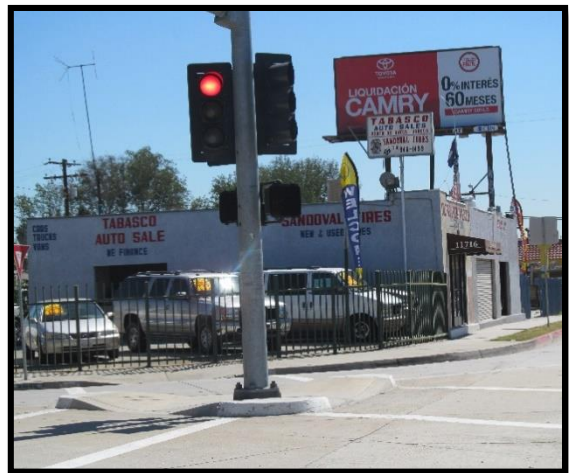


Community Development Needs

Selective investment is needed to rehabilitate residential properties. The commercial development is generally in good condition, although some older businesses could benefit from façade improvements and new signage. Some streets in this area can use repaving, especially south of Leffingwell Road.

Public/Private Investment Opportunities

- Residential rehabilitation/minor home repairs
- Minor commercial façade improvements
- Street improvements



Census Tracts/Block Groups: 5031.03/all: 1-4, 5031.04/all: 1-2, 5031.05/all: 1-2, 5031.06/2,3, 5032.02/3, 5033.02/all: 1-3, 5035.01/3

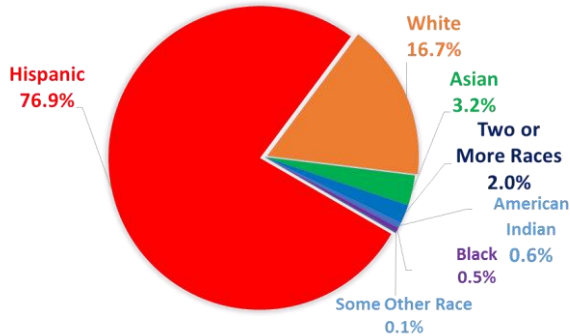
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 24,656

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 62.0%

Median Income: \$61,917
Compare to County Median: 110.8%

Education Level (% of Pop):

Less than 9th grade:	14.0%
Some High School:	12.7%
High school diploma:	28.1%
Some college:	29.4%
College degree:	10.7%
Advance Degree:	5.0%

Unemployed: 8.9%

Households Receiving Public Assistance:

Persons in Poverty: 14.9%

Persons Disabled: 8.1%



Housing Characteristics

Total Units (2010): 6,826

Occupancy:

Owner Occupied	59.3%
Renter Occupied	40.7%

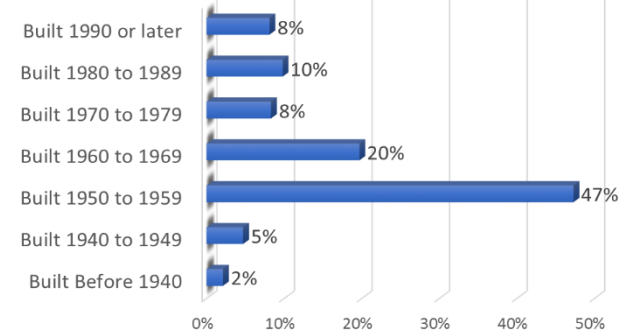
Vacancy:

Vacant Units	4.4%
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Type of Units:

Single Family	69.4%
Multi-Family	30.1%
Mobile Homes Boats RV	0.5%

Age of Units:



Persons Per Occupied Unit: 3.8

Overcrowded Total: 21.5%

Overcrowded Owners	10.3%
Overcrowded Renters	37.8%

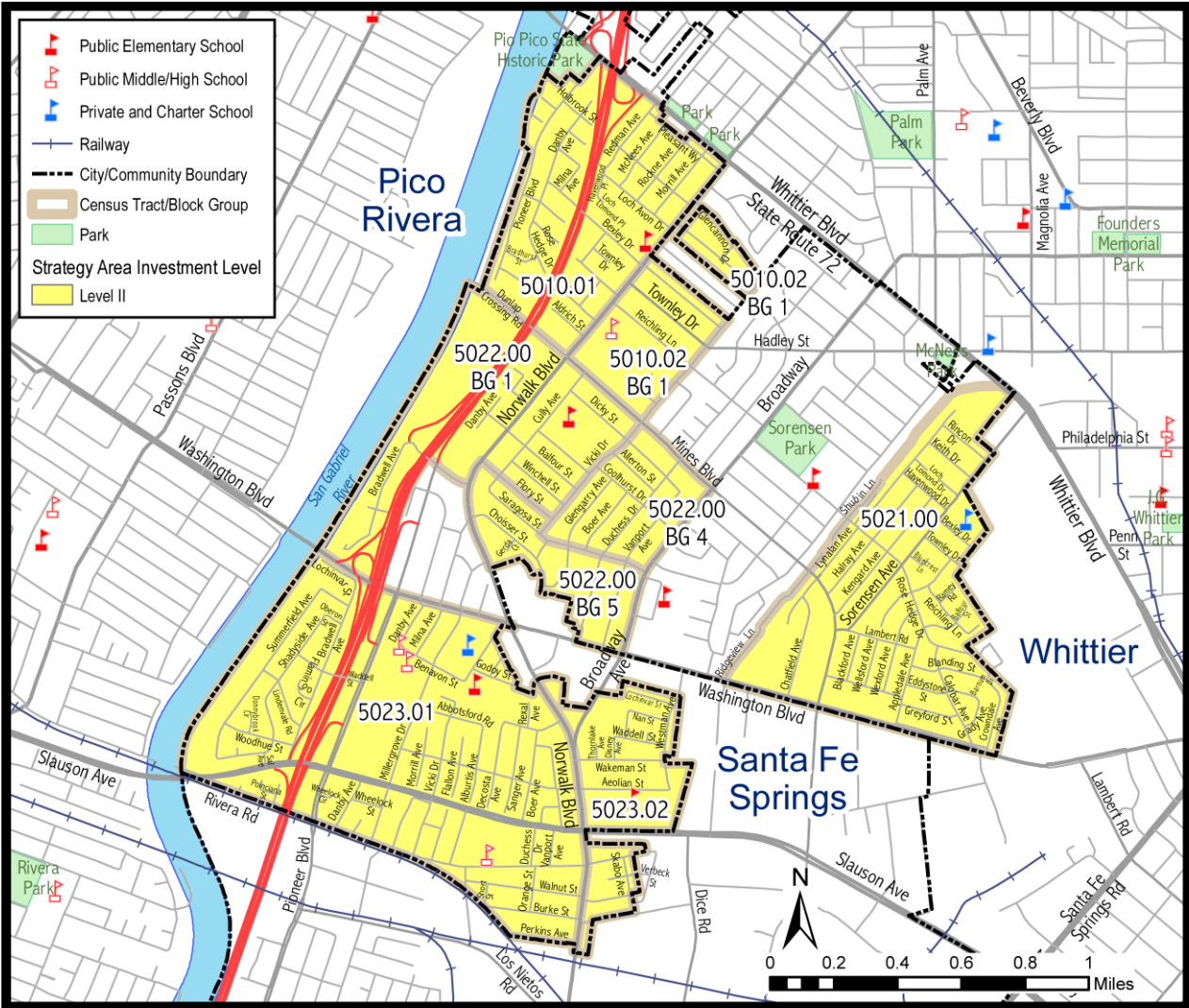
Bedrooms by Gross Rent:

Gross Rent	None	1	2	3+
\$0-199	0.0%	0.0%	0.7%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.3%	0.0%	0.0%	0.4%
\$500-749	1.5%	1.3%	0.7%	1.9%
\$750-999	5.3%	2.9%	2.4%	2.1%
\$1000 or More	18.7%	9.1%	27.4%	21.0%
No Cash Rent	0.0%	0.0%	1.5%	2.6%

District 4 – Unincorporated West Whittier / Los Nietos Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S):

5010.01/all: 1-3, 5010.02/1, 5021.00/all: 1-3, 5022.00/1, 4, 5, 5023.01/all: 1-5, 5023.02/all: 1

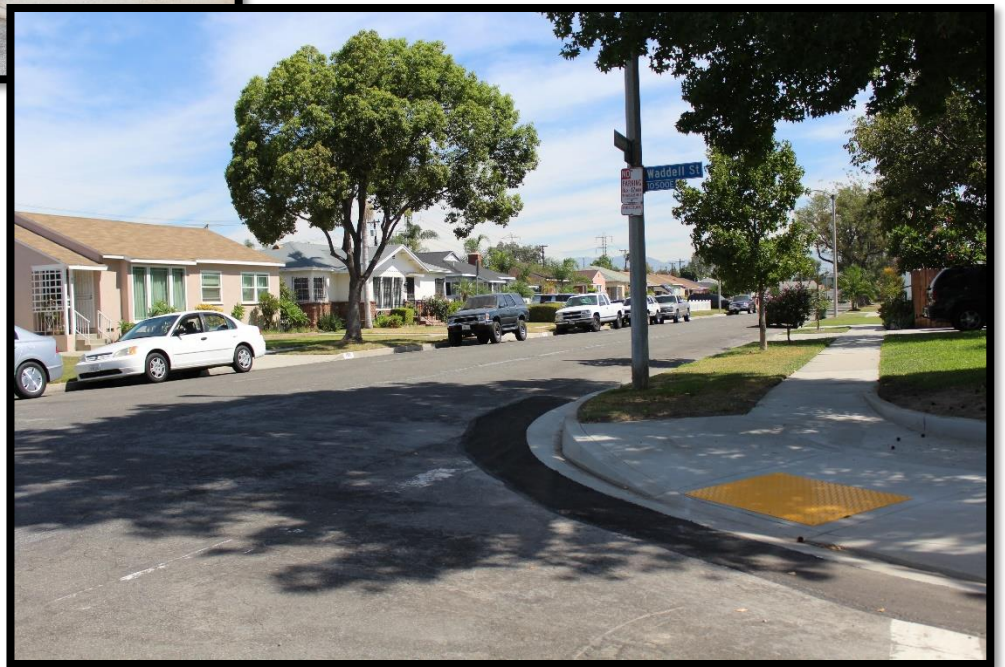


Physical Description

About 69% of the units in this largely single family residential area are owner-occupied, and 16.5% of the households are overcrowded. Portions of Census Tracts 5010.02 and 5010.01 are included in this Strategy Area which also contain a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to and heavily affected by 605 Freeway noise. The portion of Census Tract 5023.02 contains local and auto-related commercial and small industry along Norwalk Boulevard. There is a total of three mobile home parks in this area that belong to Census Tracts 5021.00 and 5022.00 which are in good to standard condition.



Single Family Housing





Multi-Family Housing



Mobile Home Parks



Community Development Needs

A majority of the homes in Census Tract 5010.01 are in standard condition, but at least 30% need some level of rehabilitation or major repair. The housing found in the mobile home parks need minor rehabilitation. Some streets in this area also need minor repair or improvement.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Street repair

Census Tracts/Block Groups: 5010.01/all: 1-3, 5010.02/1, 5021.00/all: 1-3, 5022.00/1,4,5, 5022.00/1,4,5, 5023.01/all: 1-5, 5023.02/all: 1

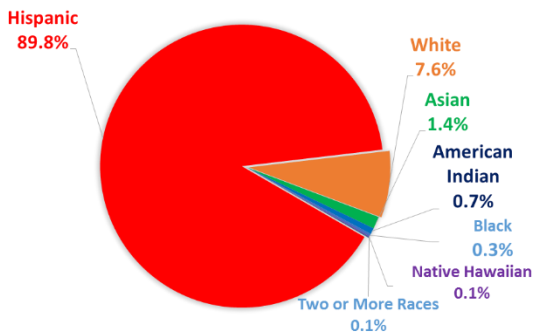
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 15,278

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 60.5%

Median Income: \$57,946
Compare to County Median: 103.7%

Education Level (% of Pop):

Less than 9th grade:	18.2%
Some High School:	16.9%
High school diploma:	31.2%
Some college:	23.8%
College degree:	6.7%
Advance Degree:	2.7%

Unemployed: 12.1%

Households Receiving Public

Assistance: 5.1%

Persons in Poverty: 12.4%

Persons Disabled: 12.1%



Housing Characteristics

Total Units (2010): 4,067

Occupancy:

Owner Occupied	68.7%
Renter Occupied	31.3%

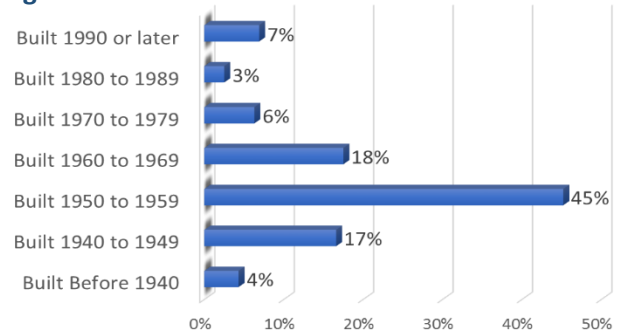
Vacancy:

Vacant Units	6.1%
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Type of Units:

Single Family	77.8%
Multi-Family	16.5%
Mobile Homes Boats RV	5.7%

Age of Units:



Persons Per Occupied Unit: 4.1

Overcrowded Total: 16.5%

Overcrowded Owners	13.1%
Overcrowded Renters	24.2%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	1.2%	1.1%	0.2%	0.0%
\$300-499	0.0%	2.3%	1.0%	0.7%
\$500-749	2.3%	0.0%	0.8%	2.7%
\$750-999	2.0%	8.3%	3.1%	1.1%
\$1000 or More	1.4%	8.5%	33.3%	27.1%
No Cash Rent	0.0%	0.0%	1.1%	0.6%