COMMUNITY PROFILE

*Background Information
for the
Community Resource Investment Strategy*

FINAL

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TABLE OF CONTENTS

INTRODUCTION

FIRST SUPERVISORIAL DISTRICT STRATEGY AREAS

SECOND SUPERVISORIAL DISTRICT STRATEGY AREAS

THIRD SUPERVISORIAL DISTRICT STRATEGY AREAS
(The Third Supervisorial District does not have strategy areas.)

FOURTH SUPERVISORIAL DISTRICT STRATEGY AREAS

FIFTH SUPERVISORIAL DISTRICT STRATEGY AREAS

APPENDICES

Appendix A: Glossary

Introduction

This is an update to the Community Profile, developed in 1987, revised in 1997 and 2004, which has served to guide the Community Development Commission of the County of Los Angeles' (CDC) community development activities within the unincorporated areas of the Los Angeles Urban County. The updated report provides social, economic, and housing data derived primarily from the 2010 Census and the 2014 American Community Survey (ACS) 5-year estimates to describe those areas of the unincorporated County that qualify for use of Community Development Block Grant (CDBG) funding. This update allows for the reexamination of the original Strategy Areas and serves as a tool for distributing funds for future projects and activities.

The CDC, established in 1982, operates a variety of community and economic development programs to assist residents and businesses in the unincorporated areas of the County and selected cities. The CDC objectives are to provide affordable housing, arrest neighborhood decay, and revitalize commercial and industrial areas. This is achieved through public works projects, economic development programs, and housing production and rehabilitation programs for low- and moderate-income persons.

Funding to implement CDC programs and projects comes from several sources, including the U.S. Department of Housing and Urban Development (HUD) CDBG Program, the HOME Investment Partnerships Program, and a variety of state and local programs.

CHANGES SINCE 2004

Since the 2004 Community Profile was developed, there have been changes to the names of the unincorporated communities, District boundaries due to redistricting, and changes in Census and Block Group data and numbering.

The name changes primarily now include "unincorporated" in each name such as Unincorporated Azusa. However, some of the names have changed more significantly due to some areas being combined or separated. These changes are indicated within each Supervisorial District under the Strategy Area Designation section.

On September 27, 2011, the Board of Supervisors adopted a final Supervisorial District Boundary Plan. The new plan became effective October 27, 2011. Therefore, some unincorporated areas in some Districts were moved to other Districts for consolidation purposes.

These include the following:

- Portions of unincorporated Covina Islands were moved from the Fifth to the First District.
- Portions of the unincorporated communities of Rowland Heights, South Whittier and West Whittier/Los Nietos were moved from the First District to consolidate them within the Fourth District.
- A portion of the unincorporated community of Florence-Firestone was moved from the First District to consolidate it within the Second District.

In addition to political boundary changes, some Districts have more strategy areas than in 2004 due to more communities qualifying based on the concentration of low- and moderate-income populations. Further, changes in Census Tract and Block Group boundaries in 2010 due to population changes has also resulted in additional areas.

As a result of all these factors, there are now 72 strategy areas compared to only 48 in 2004.

The following table shows a breakdown of the changes in strategy areas per District:

	Number of Strategy Areas in 2004	Number of Strategy Areas in 2016	Difference
1st District	18	18	0
2nd District	15	22	7
3rd District	0	0	0
4th District	3	10	7
5th District	12	22	10
Total	48	72	24

PURPOSE

The Community Profile serves as a resource to guide the CDC's community development activities, and to prioritize the investment of CDBG and other funds within the unincorporated areas of Los Angeles County.

The document identified target areas, referred to as "Strategy Areas," which are eligible for CDBG funding based upon the income levels of residents and the physical condition of the neighborhoods in each strategy area. While many areas of Los Angeles County can benefit from public community development efforts, the target areas designated in this Community Profile have a majority of low- and moderate-income residents, as defined by CDBG requirements, and a demonstrated pattern of disinvestment and deterioration. The research conducted provides statistical data and brief narrations to describe the character of the Strategy Areas and indicates, in general, for this update, the type of community development activities needed in these neighborhoods.

SCOPE

This report deals with the unincorporated areas of the County of Los Angeles. It presents complete profiles, with maps of the Strategy Areas, which have been identified as needing public investment. The Strategy Areas are organized using the County of Los Angeles' five (5) Supervisorial Districts. The methodology for formulating the Strategy Areas is discussed below.

DEFINITION OF STRATEGY AREAS

Strategy Areas are defined by the particular communities in unincorporated Los Angeles County, which have been designated as targets for public investment. These areas were selected using the methodology outlined below. They are delineated by census tracts or portions thereof, known as block groups.

DOCUMENT LAYOUT AND STRATEGY AREA NAMES

The document is organized by Supervisorial District. Within each Supervisorial District are Strategy Areas with maps and their corresponding tables that are arranged alphabetically by community name. For example, *Unincorporated Avocado Heights-Bassett North Whittier* is followed by *Unincorporated Azusa III*.

In the event that there are two or more Strategy Areas in the same community, they will be arranged in descending order of Investment Level and will be named based on Investment Level. For example, East Los Angeles is comprised of three Strategy Areas and will therefore be arranged in descending order as follows: *Unincorporated East Los Angeles IV, Unincorporated East Los Angeles III, and Unincorporated East Los Angeles II*.

Communities that are only comprised of one Strategy Area will not have a Roman numeral as part of its name to indicate its Investment Level. For example, Unincorporated Avocado Heights-Bassett North Whittier has only one Strategy Area, which is designated as Investment Level III. In the document, the Strategy Area will simply be named: *Unincorporated Avocado Heights-Bassett North Whittier*.

CENSUS TRACT AND BLOCK GROUP LAYOUT

When a Census Tract is followed by the word **"all,"** this indicates that the selected Census Tract is included in its entirety. For example, Census Tract 4045.01/all: 1 - for Unincorporated Azusa III indicates that the entire Census Tract is included in the Strategy Area and that the Census Tract is made up of one Block Group, which is Block Group 1. If "all" is not indicated, then only the Block Groups of that Census Tract are included in the Strategy Area. For example, 4054.00/2,3 means that only Block Groups 2 and 3 of Census Tract 4054.00 are included in the Strategy Area.

METHODOLOGY FOR DETERMINING STRATEGY AREAS

Strategy Areas are designated through: a) the identification of CDBG eligible areas based on the concentration of low- and moderate-income populations, b) an assessment of the level of community development needs within each area, and c) prioritization of the areas according to investment needs.

The social, economic, and housing characteristics analyzed include: race, ethnicity, income, low-income rate, education level, unemployment rate, public assistance rate, poverty rate, disability rate, age of the housing stock, vacancy rate, proportion of homeownership, persons per unit, overcrowding, and gross rent.

Statistical analyses were based largely on 2010 U.S. Bureau of the Census data and the 2014 ACS 5-year estimates. Socioeconomic and housing counts and estimates may vary from those accessible from the U.S. Bureau of the Census for two reasons, which warrant clarification.

1. Low/Moderate Income Population figures were acquired from HUD. The dataset was designed by HUD in conjunction with the Bureau of the Census for use by grantees in determining Low/Moderate Income population comparisons for their areas. Total populations differ from census data in that those living in group quarters (such as prisons, ships in port, dormitories, hospice facilities, etc.) are omitted from the HUD dataset.

2. The Strategy Areas may consist of complete or partial block groups and census tracts. Counts and estimates were adjusted by using the population in those statistical areas. Population counts from the 2014 ACS 5-year estimate were not used since they were not current. The 2014 ACS 5-year estimates are collected over a 5-year period (January 1, 2010 – December 31, 2014). Instead the counts and estimates were weighted by the population counts from the HUD dataset that was modified by the Los Angeles County Internal Services Department, Urban Research-GIS Section. The census tracts and block groups in the dataset were split by political subdivisions (supervisorial districts and municipalities) and the total population was allocated to the split statistical areas.

Through field surveys, the physical condition of each area was assessed, including exterior appearance, degree of property maintenance, vacant property, effect of disinvestment, and the condition of public facilities such as roads, curbs, sidewalks, and signage.

Based upon these statistical analyses and field surveys, community profiles were prepared for the identified Strategy Areas. These areas were categorized into four (4) levels of investment, which are defined below.

DEFINITION OF INVESTMENT LEVELS

Each Strategy Area has been assigned a level of investment. These levels are:

        Level IV   Extensive Investment

        Level III   Intensive Investment

        Level II   Selective Investment

        Level I   Limited Investment

The investment levels indicate the extent of community development needs for each Strategy Area and the level of public investment required to stimulate private investment to revitalize these areas. For example, portions of Unincorporated Willowbrook have been assessed as needing extensive investment (Level IV).

The following provides definitions for the investment levels and indicates the corresponding colors that are shaded on each Strategy Area map based on investment level.

EXTENSIVE INVESTMENT—LEVEL IV

Level IV areas exhibit severe conditions of physical and economic distress. A majority of the buildings show the effects of age, disinvestment, and lack of maintenance. Typically, vacant or abandoned properties are present. The level of distress is such that any specific property investment by itself may not attract collateral private investment. Therefore, a long-term incremental program of community revitalization is required to reverse the economic decline, which characterizes these areas. Generally, fewer than half of the buildings within this classification are in standard condition. Minor rehabilitation/heavy maintenance is required in more than 25% of the buildings, while more than 20% need major rehabilitation or replacement.

INTENSIVE INVESTMENT—LEVEL III

In Level III areas, significant portions of the properties require investment, from heavy maintenance to demolition and replacement. These areas are frequently inconsistent, with a mix of well-maintained properties on one block and obvious deterioration on the next. A comprehensive range of programs is needed to attract private investment and discourage the emerging pattern of disinvestment. Generally, 50% to 75% of the buildings within this classification are in standard condition. Minor rehabilitation/heavy maintenance is required in 10% to 25% of the buildings, and 10% to 20% need major rehabilitation or replacement.

SELECTIVE INVESTMENT—LEVEL II

Level II describes areas where the majority of properties are in standard condition and adequate private investment occurs. However, specific properties or limited areas show signs of disinvestment. Programs are targeted to eliminate site-specific deterioration and prevent the spread of blight. Generally, 75% to 95% of the buildings within this class are in standard condition. Minor rehabilitation/heavy maintenance is required in 5% to 10% of the buildings. Up to 10% need major rehabilitation or replacement.

LIMITED INVESTMENT—LEVEL I
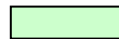
Level I areas typically show little or no evidence of physical deterioration or lack of private investment. In some cases, the low-income population is a specific group, such as residents of a senior citizen facility, whose income status is not correlated to revitalization needs. No specific programs are recommended for these areas. Allocations of community development resources for specific programs proposed by citizens or business groups will be considered. Generally, 95% to 100% of the buildings within this classification are in standard condition. Minor rehabilitation/heavy maintenance is required in up to 5% of the buildings. Few, if any, properties need major rehabilitation or replacement.

INVESTMENT GUILDELINES FOR HOUSING REHABILITATION AND REPLACEMENT NEEDS

As part of the field survey to determine Strategy Areas, the extent of housing rehabilitation and replacement needs in the Strategy Areas was determined. The following three categories of housing need were identified:

Minor rehabilitation: Housing units that are inadequately maintained but show no apparent structural deficiencies. Structural deficiencies were identified through a windshield survey and consist of the repair or replacement of roofs, windows, fascia, siding, overhangs, doors, foundations, stucco, etc.

Major rehabilitation: Housing units that have apparent structural deficiencies.

Total replacement: Housing units that have been abandoned or are unfit for occupancy due to the extent of evident structural impairment.

A NOTE ABOUT TERMS

The socioeconomic and housing profiles are summaries of 2010 Census data and the 2014 ACS 2014 5-year estimates for the census tracts and block groups that comprise the particular Strategy Area. Some of the data, such as for age of housing and gross rents, come from sample survey questionnaires. Therefore, it may not total to 100% or may differ from other data that come from so-called "100% counts."

Employable Employable persons are persons 16 years of age or older in the civilian labor force (which excludes persons in the armed forces and persons not in the labor force).

Unemployed Unemployed persons are persons 16 years of age or older in the civilian labor force (e.g., persons who choose not to work are not unemployed, as they are not in the labor force).

Median Income If a Strategy Area is comprised of more than one census tract or block group, then the median income is obtained by using the data from the table for Household Income in the Past 12 Months (B19001). The weighted sum of the counts of the households for the block groups and census tracts in each income category is determined. Then median income is calculated by estimating the household income for the household that is at the midpoint of the accumulated counts of household, from low to high income categories.

CDBG ELIGIBILITY

The Housing and Community Development Act of 1974 established the CDBG Program. The primary objective of the CDBG Program is to develop viable urban communities through the provision of decent housing and suitable living environments, and to expand economic opportunities principally for low- and moderate-income persons.

The CDC administers the CDBG Program for the unincorporated areas of the County and cities which are eligible for CDBG funds through their participation in the Urban County Program through contracts with the CDC.

In general, the types of projects eligible for CDBG funding include community conservation, housing production, neighborhood development, community business revitalization, public works, and public services. Projects and activities funded under the CDBG Program must meet one of three broad, national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

1. Low- and Moderate-Income Level Criteria
   If the majority of residents (51%) within a census tract, or a block group of a census tract, are low- or moderate-income, that area is eligible for assistance. Low- and moderate-income residents are those earning less than 80% of the County median income, adjusted for family size.

2. Slum and Blight Criteria
   CDBG funds may be expended on projects and activities which aid in the prevention or elimination of slum or blight. HUD defines a Slum and Blight Area as an area:

   - which, under State or local law, meets a definition of a slum, blighted, deteriorated or deteriorating area; and
   - where there is a substantial number of deteriorating or dilapidated buildings or improvements throughout the area.

   In order for a project to be eligible for CDBG funding under the slum and blight criteria, the project must be located in a geographical area that has been designated as demonstrating slum and blight conditions. For an area to be designated as a Slum and Blight Area, a Neighborhood Condition Survey must follow the criteria established in the "Final Statement on Slums and Blight for the County of Los Angeles Community Development Block Grant Program" adopted by the Board in November 1983.

3. Urgency Criteria
   Projects developed under the urgency criteria must alleviate existing conditions that pose a serious and immediate threat to the health or welfare of residents of the County. The urgency must be of recent origin and funding from other sources must not be available. A catastrophe, such as an earthquake, would qualify as such an event under the urgency criteria.