

Second Supervisorial District Strategy Area Designations

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Statistical Profile of the Second Supervisorial District

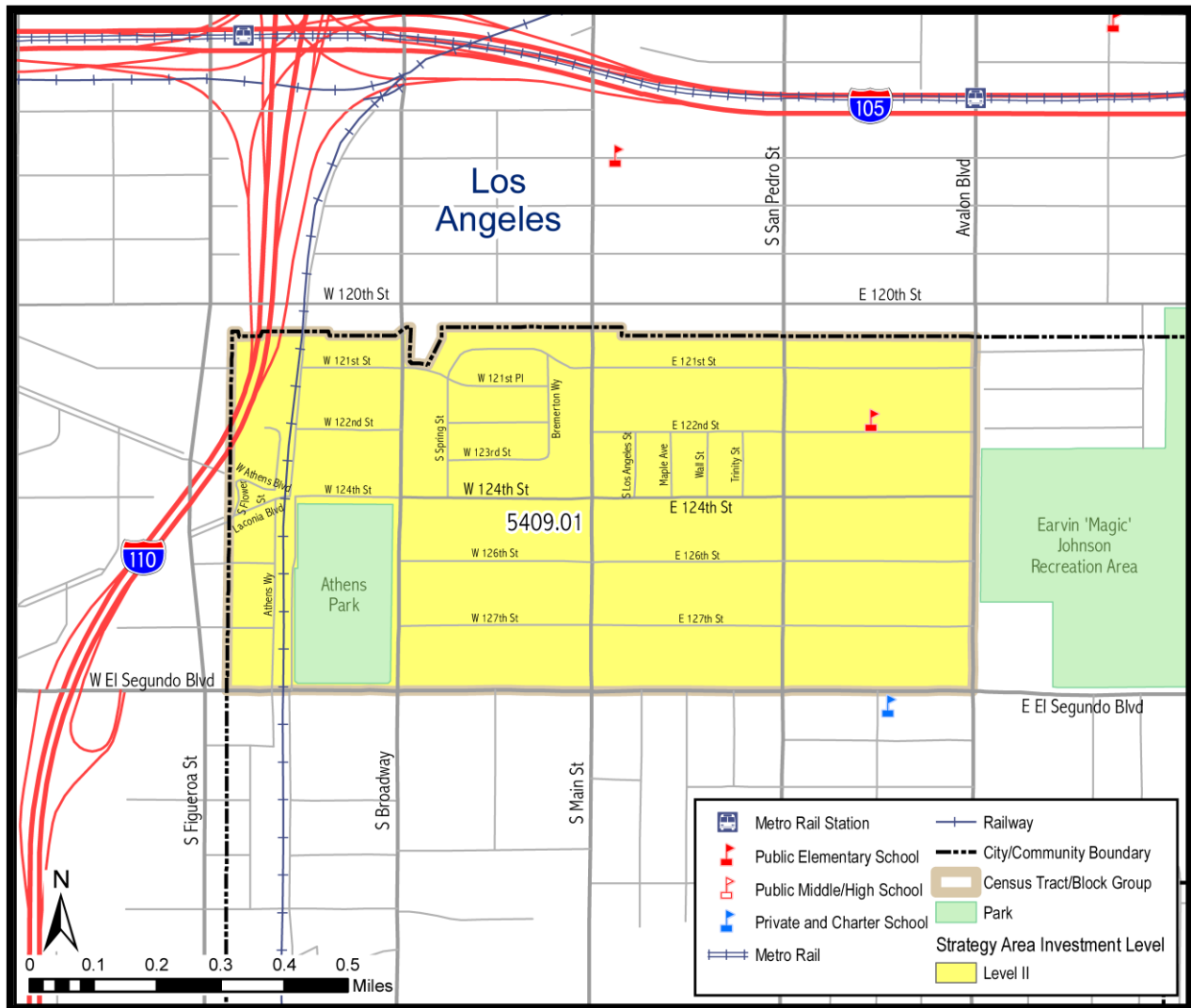
	Strategy Areas	All Unincorporated Areas in the District	Strategy Areas as a % of District's Unincorporated Areas
2010 Census			
Total Population	185,479	241,300	76.9%
Total Low-Income Persons	136,938	154,902	88.4%
Total Housing Units	49,409	71,216	69.4%
2010-2014 American Community Survey 5-Year Estimates			
Unemployed Persons in Civilian Workforce	80,897	111,910	72.3%
Total Units Built Before 1940	9,750	11,492	84.8%
Total Units Built Between 1940 and 1949	10,403	13,569	76.7%
Total Units Built Between 1950 and 1959	10,880	16,482	66.0%
Total Units Built Between 1960 and 1969	6,164	9,946	62.0%
Total Units Built Between 1970 and 1979	3,956	7,358	53.8%
Total Units Built Between 1980 and 1989	3,615	5,554	65.1%
Total Units Built Between 1990 and 1999	3,109	4,120	75.5%
Total Units Built Between 2000 and 2009	2,246	4,380	51.3%
Total Units Built 2010 or Later	248	315	78.7%
Overcrowded Housing Units - Total	11,131	12,155	91.6%
Overcrowded Housing Units - Owners	3,126	3,528	88.6%
Overcrowded Housing Units - Renters	8,005	8,627	92.8%

Second District **STRATEGY AREAS**

District 2 – Unincorporated Athens Village

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(s): 5409.01/all: 1-4



Physical Description

This area consists of single family residential housing with a few apartment complexes. The homes within the area are generally in standard condition. Some of the apartments buildings exhibit signs of deferred maintenance. There is a trailer park located on San Pedro Street and 127th Street that is overcrowded and deteriorating. A mix of commercial and residential uses are found on El Segundo Boulevard, Main Street, and Avalon Boulevard, all in standard condition. Graffiti is found throughout the area, but mostly in isolated locations.



Single Family Housing



Multi-Family Housing



Community Development Needs

Selective investment is needed to repair and rehabilitate poorly maintained residential properties. Streets, sidewalks, and driveways need to be repaired or replaced. Placing street trees in this area would enhance the neighborhoods.

Mobile Home Park



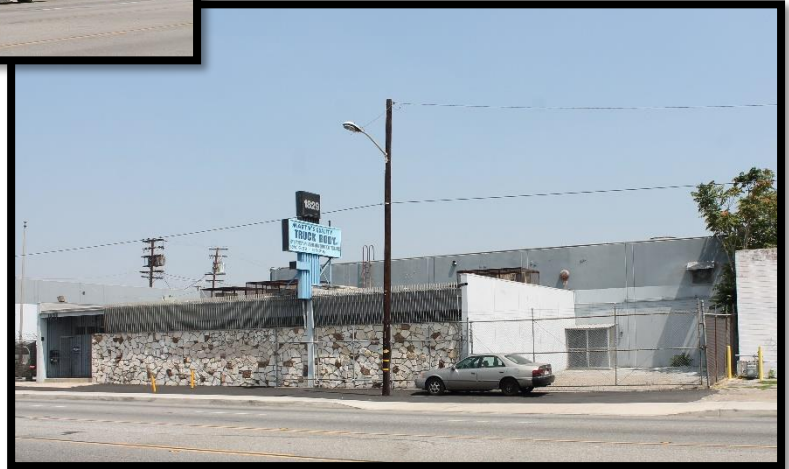
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial rehabilitation
- Street improvements
- Graffiti Removal



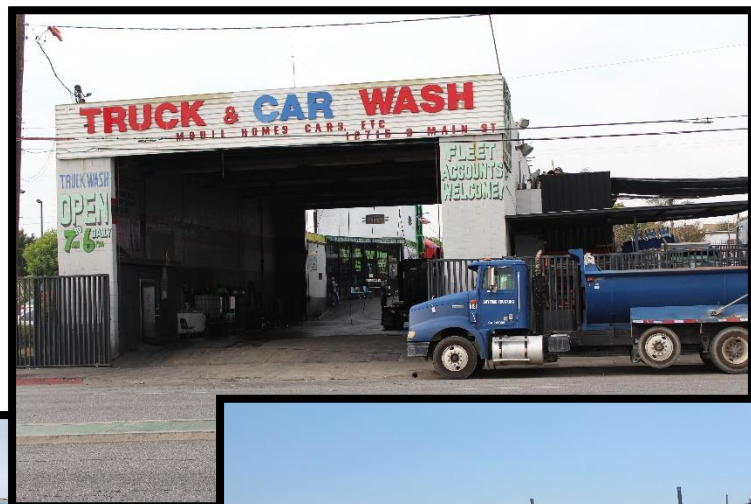
Community Development Needs

Selective investment is needed to repair and rehabilitate poorly maintained commercial properties. Graffiti removal is needed in isolated locations.



Commercial Businesses

*Graffiti Abatement
Needed*



Large Vacant Properties

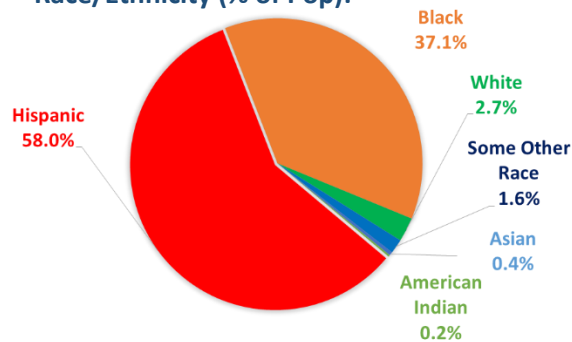
Census Tracts/Block Groups: 5409.01/all: 1-4

Designation: **Level II**

Demographic Characteristics

Total Population (2010): 4,994

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 79.7%

Median Income: \$44,077
Compare to County Median: 78.9%

Education Level (% of Pop):

Less than 9th grade:	23.9%
Some High School:	15.9%
High school diploma:	26.7%
Some college:	22.8%
College degree:	8.6%
Advance Degree:	2.0%

Unemployed: 13.3%

Households Receiving Public

Assistance: 11.0%

Persons in Poverty: 23.4%

Persons Disabled: 15.9%



Housing Characteristics

Total Units (2010): 1,228

Occupancy:

Owner Occupied	55.0%
Renter Occupied	45.0%

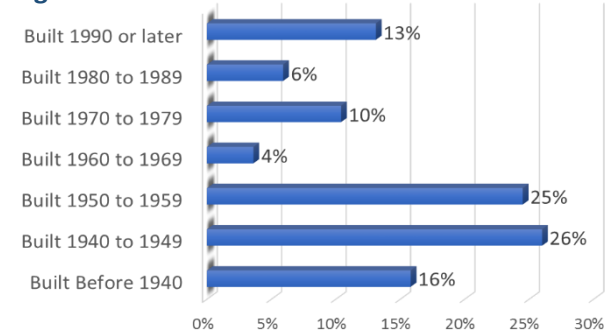
Vacancy:

Vacant Units	8.1%
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Type of Units:

Single Family	84.5%
Multi-Family	12.0%
Mobile Homes Boats RV	3.5%

Age of Units:



Persons Per Occupied Unit: 3.8

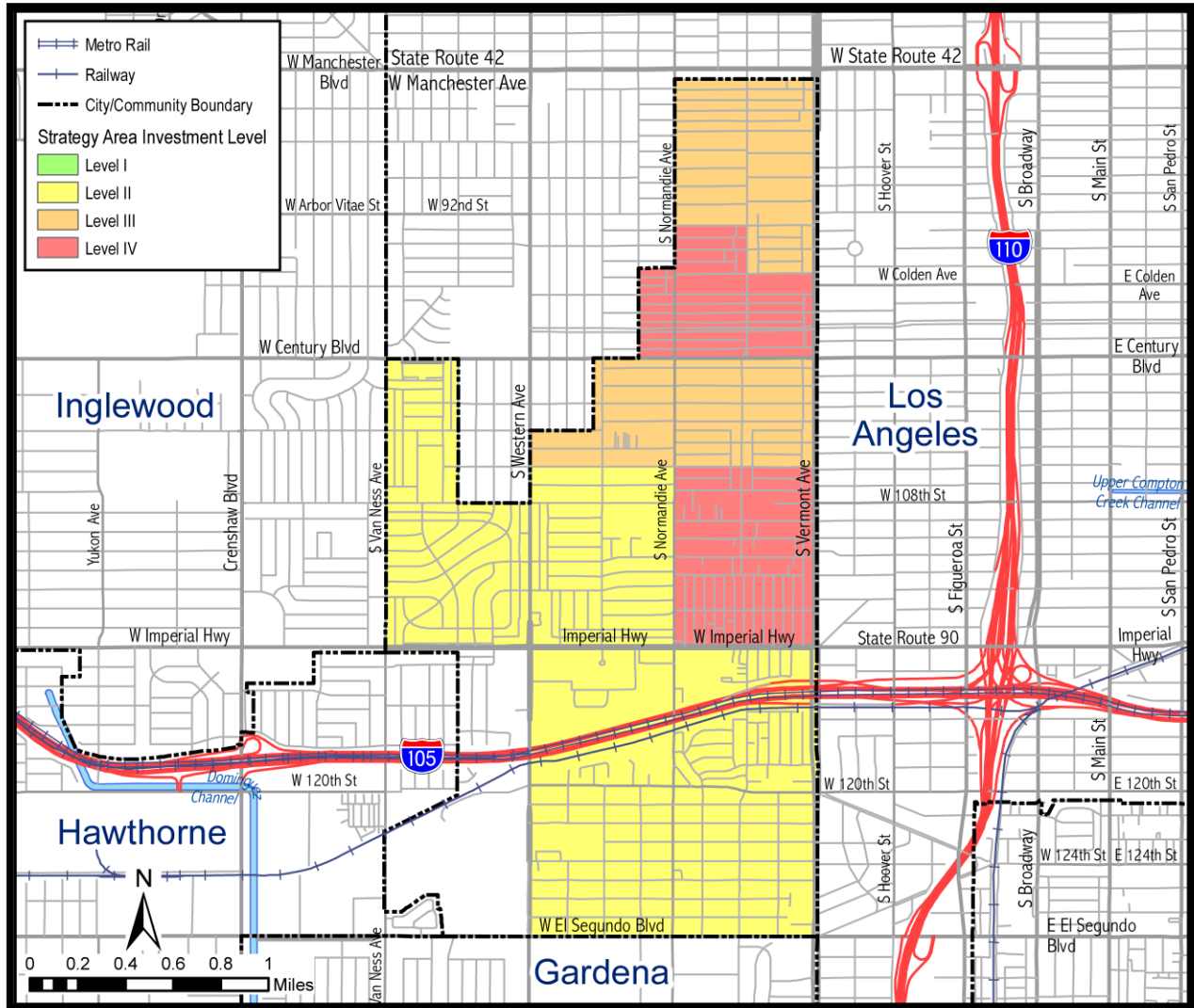
Overcrowded Total: 22.7%

Overcrowded Owners	10.9%
Overcrowded Renters	37.2%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	4.8%	7.6%	1.1%	0.0%
\$750-999	7.4%	0.0%	1.7%	0.0%
\$1000 or More	1.7%	0.0%	31.9%	36.3%
No Cash Rent	4.0%	0.0%	1.9%	1.5%

Unincorporated Athens–Westmont – Area Overview



Physical Description

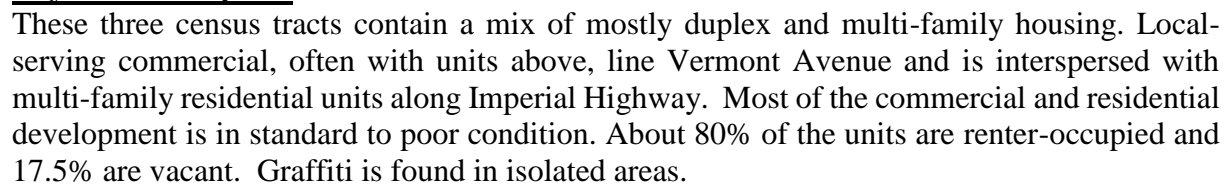
This area is primarily residential with local-serving commercial areas along Vermont Avenue, Imperial Highway, and Century Boulevard. The area contains single family homes, with apartments concentrated in tract 6004.00, and dispersed mostly in the area's eastern half. Streets are in good condition. The Department of Public Social Services is located on Imperial Highway. Interstate 105 and the Green Line Light Rail cross the south portion of the area; a station is located at Vermont Avenue and the 105 freeway. Graffiti is prevalent in alleyways and on adjacent businesses.

Community Development Needs

A majority of the commercial uses would benefit from revitalization programs. In the residential areas, a majority of dwelling units need improvements ranging from extensive maintenance to major rehabilitation, and up to 5% need replacement. An active program of graffiti removal is also needed.

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CENSUS TRACT(S)/BLOCK GROUP(S): 6002.01/all: 1-3, 6003.03/all: 1-3,6003.04/all:1-3





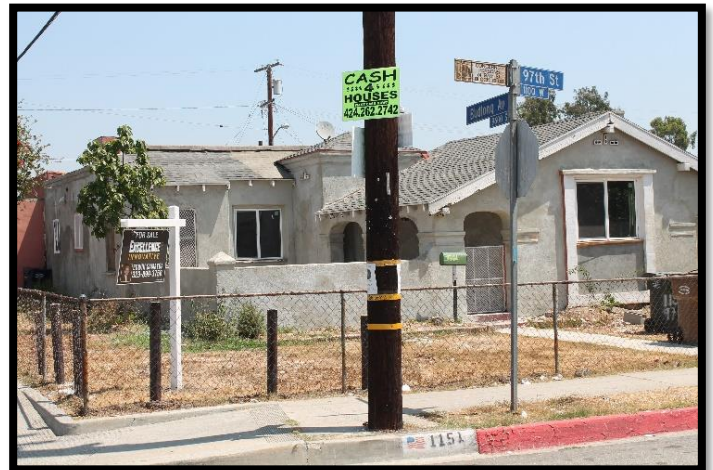
Multi-Family Housing



Community Development Needs

This area needs extensive investment to improve the overall quality of the housing stock and neighborhood enhancement. About 40% of the dwelling units appear to require some level of rehabilitation. Up to 5% should be replaced. The commercial area along Vermont Avenue would benefit from commercial revitalization, façade improvements, and graffiti removal. Street improvements are needed in this area.

Single Family Housing





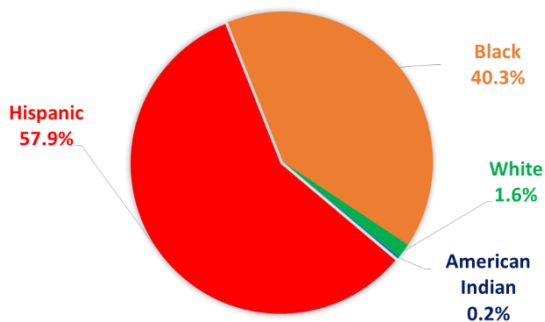
Public/Private Investment Opportunities

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

Commercial Businesses



Census Tracts/Block Groups: 6002.01/all: 1-3, 6003.03/all: 1-3, 6003.04/all: 1-3

Designation: **Level IV****Demographic Characteristics****Total Population (2010):** 11,688**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 82.5%**Median Income:** \$23,403
Compare to County Median 41.9%**Education Level (% of Pop):**

Less than 9th grade:	21.6%
Some High School:	18.4%
High school diploma:	27.2%
Some college:	26.7%
College degree:	3.6%
Advance Degree:	2.5%

Unemployed 15.0%**Households Receiving Public****Assistance:** 13.8%**Persons in Poverty:** 39.0%**Persons Disabled:** 12.6%**Housing Characteristics****Total Units (2010):** 3,723**Occupancy:**

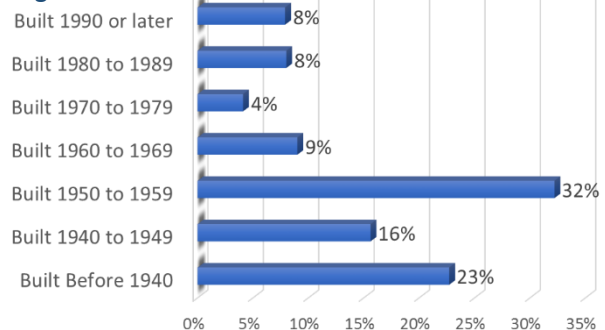
Owner Occupied	20.6%
Renter Occupied	79.4%

Vacancy:

Vacant Units	9.6%
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Type of Units:

Single Family	54.4%
Multi-Family	45.0%
Mobile Homes Boats RV	0.6%

Age of Units:**Persons Per Occupied Unit:** 3.2**Overcrowded Total:** 17.5%

Overcrowded Owners	21.4%
Overcrowded Renters	16.5%

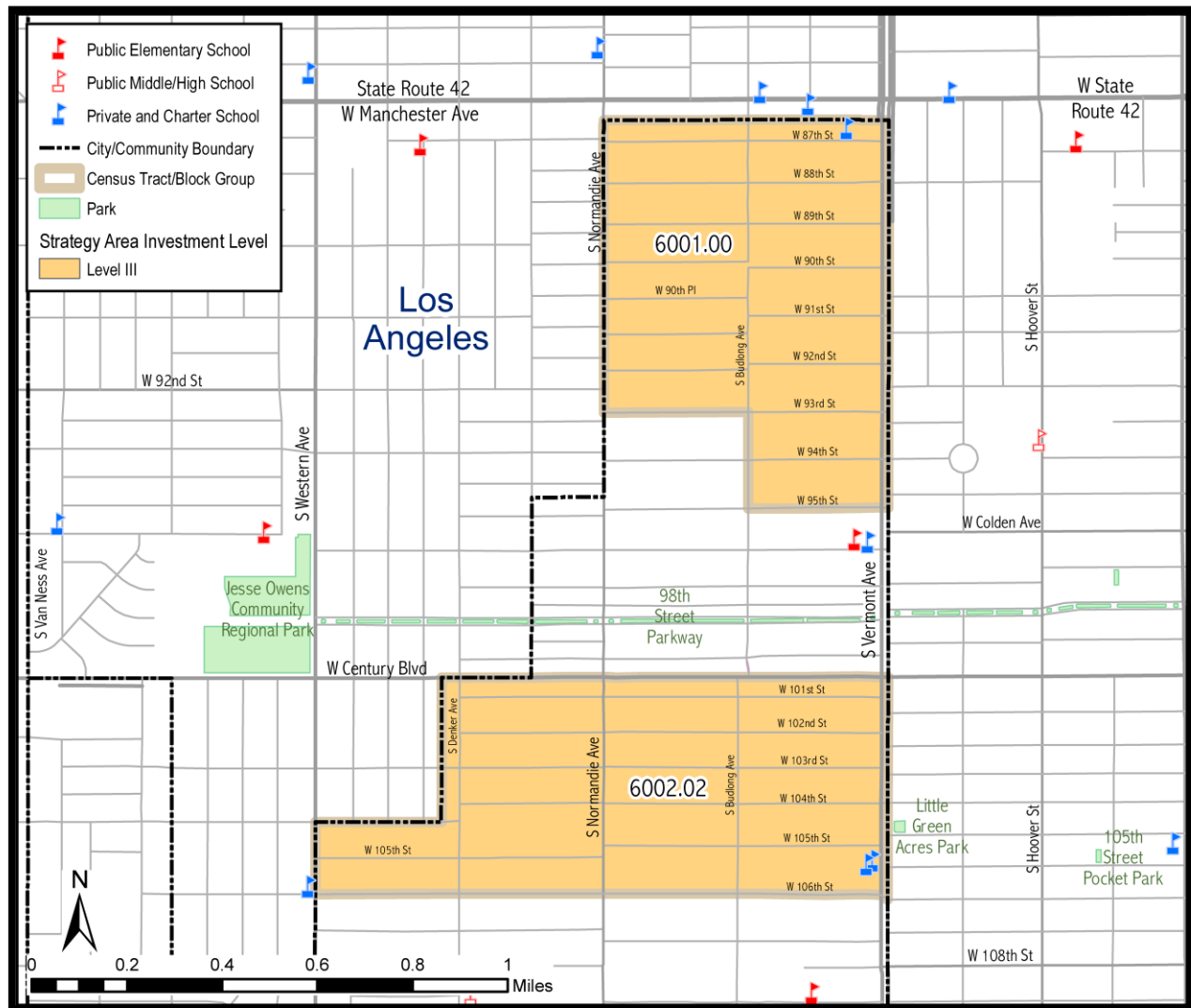
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.3%	1.4%	0.4%
\$200-299	1.0%	2.5%	0.9%	1.8%
\$300-499	0.6%	0.2%	3.1%	1.5%
\$500-749	1.5%	8.1%	4.6%	0.0%
\$750-999	0.7%	12.2%	10.0%	0.4%
\$1000 or More	0.0%	8.2%	24.9%	15.2%
No Cash Rent	0.0%	0.0%	0.3%	0.2%

District 2 – Unincorporated Athens-Westmont III

Level III - Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 6001.00/all: 1-3, 6002.02/all: 1-3



Physical Description

This strategy area contains a variety of single and multi-family residences. Along Vermont Avenue, a mix of commercial and residential is found. More than 79% of the units are renter-occupied. The business properties tend to be old and in disrepair. The condition of the housing stock is wide ranging: one portion of a block may be in relatively good condition, however, another portion may include a cluster of severely dilapidated units. Equipment/junk storage is a problem in some locations with large lots. Graffiti is evident along alleys and spot locations.



Single Family Housing

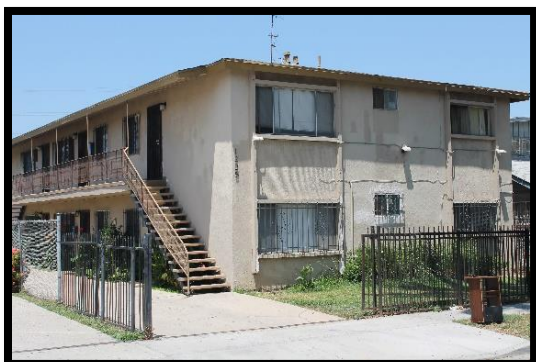


Community Development Needs

This area needs intensive investment in certain locations to reverse the noticeable lack of private maintenance and rehabilitation. Commercial properties would benefit from façade improvements and business revitalization efforts, especially along Vermont Avenue and Normandie Avenue. A clean-up program is needed in order to enhance the area along streets and sidewalks. Streets, sidewalks, and driveways need repair. Graffiti abatement is needed.



Multi-Family Housing



Public/Private Investment Opportunities

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



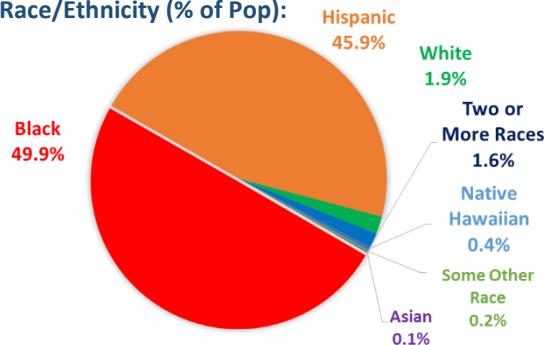
Commercial Businesses



Graffiti Abatement Needed



Census Tracts/Block Groups: 6001.00/all: 1-3, 6002.02/all: 1-3

Designation: **Level III****Demographic Characteristics****Total Population (2010):** 12,862**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 78.4%**Median Income:** \$24,025
Compare to County Median: 43.0%**Education Level (% of Pop):**

Less than 9th grade:	15.5%
Some High School:	16.3%
High school diploma:	31.2%
Some college:	31.6%
College degree:	4.5%
Advance Degree:	0.8%

Unemployed 17.9%**Households Receiving Public****Assistance:** 19.1%**Persons in Poverty:** 41.4%**Persons Disabled:** 13.5%**Housing Characteristics****Total Units (2010):** 4,278**Occupancy:**

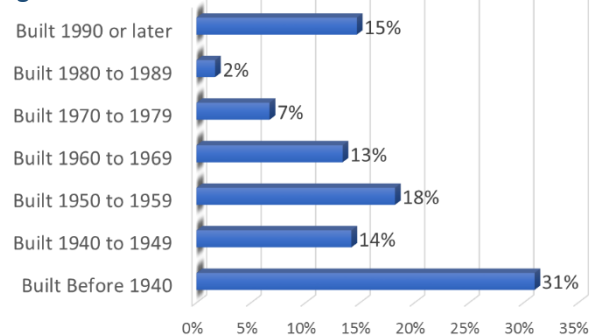
Owner Occupied	20.9%
Renter Occupied	79.1%

Vacancy:

Vacant Units	7.2%
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Type of Units:

Single Family	55.1%
Multi-Family	44.0%
Mobile Homes Boats RV	0.9%

Age of Units:**Persons Per Occupied Unit:** 3.2**Overcrowded Total:** 17.5%

Overcrowded Owners	6.5%
Overcrowded Renters	20.4%

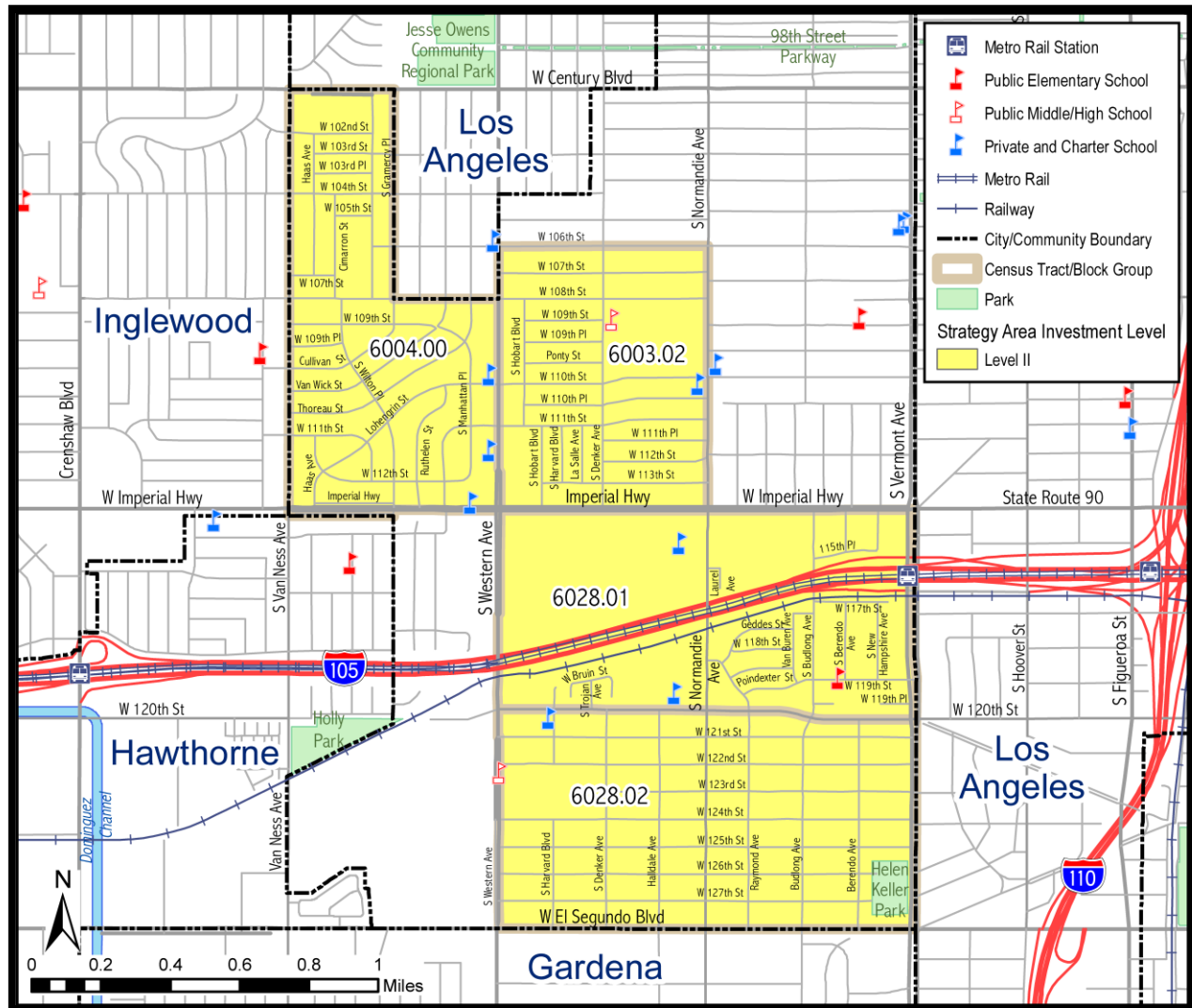
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.9%	0.0%
\$200-299	0.0%	2.4%	1.4%	0.0%
\$300-499	0.0%	2.6%	1.2%	0.5%
\$500-749	3.8%	5.0%	4.8%	1.7%
\$750-999	3.9%	13.7%	8.2%	1.5%
\$1000 or More	0.6%	7.3%	28.7%	9.9%
No Cash Rent	1.1%	0.3%	0.5%	0.0%

District 2 – Unincorporated Athens-Westmont II

Level II – Selective Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 6003.02/all: 1-3, 6004.00/all:1-4,
6028.01/all:1-2, 6028.02:1-3



Physical Description

The northwest block group (6004.00/1) consists of predominantly fourplex apartments. The houses within the area as a whole are generally in standard condition. Some of the apartments exhibit signs of deferred maintenance. Tracts 6003.02 and 6028.00 primarily contain single family homes, mostly in standard condition. Interstate 105 and the Green Line Light Rail traverse through this area and there is a station at Vermont Avenue. There is an old-style reservoir in this tract, local businesses and apartments along Western Avenue, and a mix of residential and commercial uses along El Segundo Boulevard and Imperial Highway. Sidewalks and streets need repair.

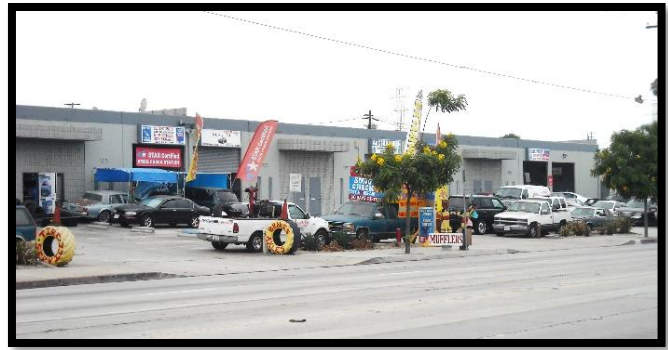


Single Family Housing

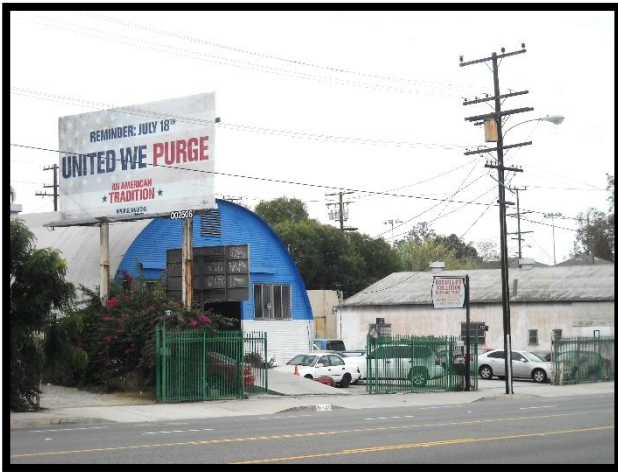


Multi-Family Housing





Commercial Businesses



Community Development Needs

Demand generated by light rail and Interstate 105 use could foster recycling and improvement of business and residential properties close to Vermont Avenue and Imperial Highway. Selected investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Graffiti removal is needed in isolated locations. Streets, sidewalks, and driveways need to be repaired. Placing street trees in this area would enhance the neighborhoods.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Commercial revitalization
- Graffiti removal
- Sidewalk improvements
- Tree planting

Metro Rail Station



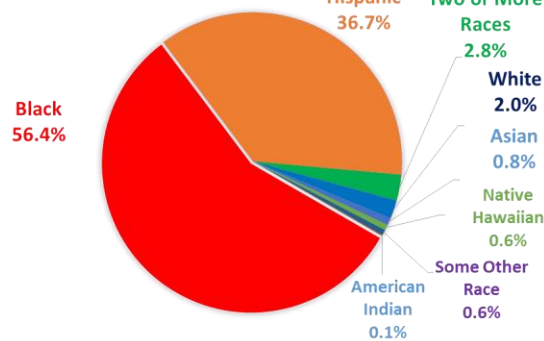
Census Tracts/Block Groups: 6003.02/all: 1-3, 6004.00/all: 1-4, 6028.01/all: 1-2, 6028.02/all: 1-3

Designation: **Level II**

Demographic Characteristics

Total Population (2010): 15,426

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 63.1%

Median Income: \$40,105
Compare to County Median: 71.8%

Education Level (% of Pop):

Less than 9th grade:	15.4%
Some High School:	8.5%
High school diploma:	26.4%
Some college:	33.0%
College degree:	10.8%
Advance Degree:	5.8%

Unemployed 17.1%

Households Receiving Public

Assistance: 5.7%

Persons in Poverty: 25.2%

Persons Disabled: 11.8%



Housing Characteristics

Total Units (2010): 5,042

Occupancy:

Owner Occupied	55.3%
Renter Occupied	44.7%

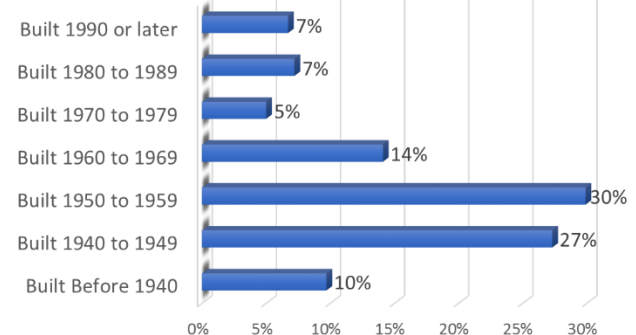
Vacancy:

Vacant Units	7.6%
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Type of Units:

Single Family	70.9%
Multi-Family	28.7%
Mobile Homes Boats RV	0.4%

Age of Units:



Persons Per Occupied Unit: 3.0

Overcrowded Total: 10.7%

Overcrowded Owners	4.6%
Overcrowded Renters	18.3%

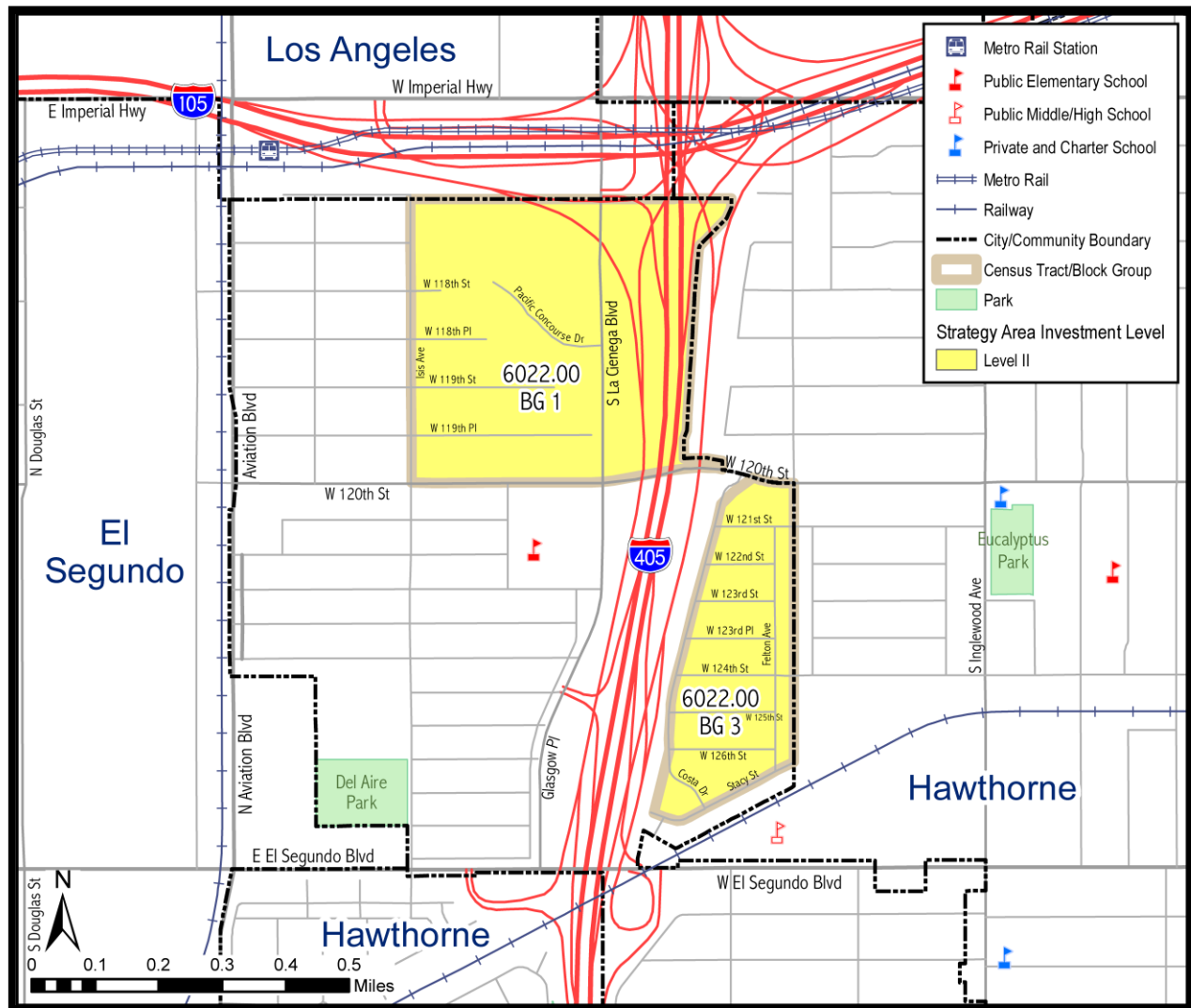
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	1.7%	0.0%
\$200-299	0.0%	0.0%	0.5%	0.0%
\$300-499	0.9%	0.5%	2.9%	0.0%
\$500-749	6.1%	6.5%	2.6%	1.3%
\$750-999	1.3%	9.2%	11.5%	1.8%
\$1000 or More	1.4%	2.8%	31.4%	14.8%
No Cash Rent	0.0%	1.9%	0.4%	0.3%

District 2 - Unincorporated Del Aire

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(s): 6022.00/1,3



Physical Description

This portion of the Del Aire is located along the 405 Freeway. This area is a predominantly single family, owner-occupied residential properties and in good to standard condition. This area consists of older homes and newer residential in-fills. About 20% of dwellings need rehabilitation or minor repair.





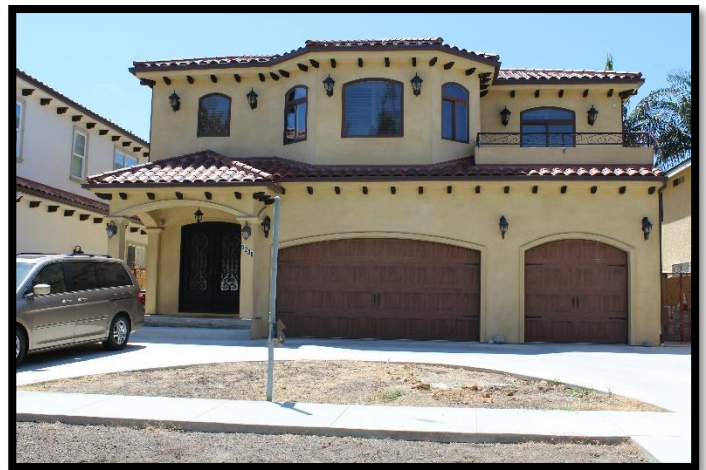
Community Development Needs

Selective investment is needed, including minor rehabilitation or minor repair on some residential housing units.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs

Single Family Housing



Strategy Area: **Unincorporated Del Aire**

District: **2**

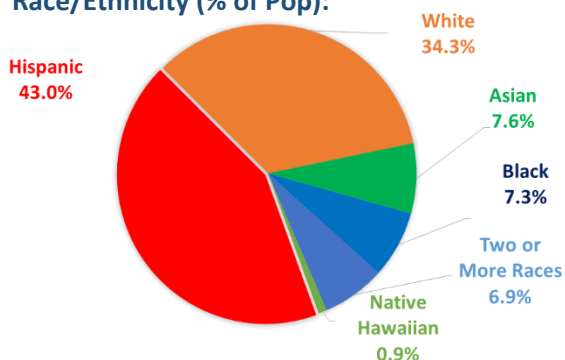
Census Tracts/Block Groups: 6022.00/1,3

Designation: **Level II**



Demographic Characteristics

Total Population (2010): 1,607
Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 53.5%

Median Income: \$68,092
 Compare to County Median: 121.9%

Education Level (% of Pop):

Less than 9th grade:	16.0%
Some High School:	14.0%
High school diploma:	17.6%
Some college:	10.2%
College degree:	19.1%
Advance Degree:	23.0%

Unemployed: 9.2%

Households Receiving Public

Assistance: 9.0%

Persons in Poverty: 4.8%

Persons Disabled: 6.9%



Housing Characteristics

Total Units (2010): 582

Occupancy:

Owner Occupied	53.2%
Renter Occupied	46.8%

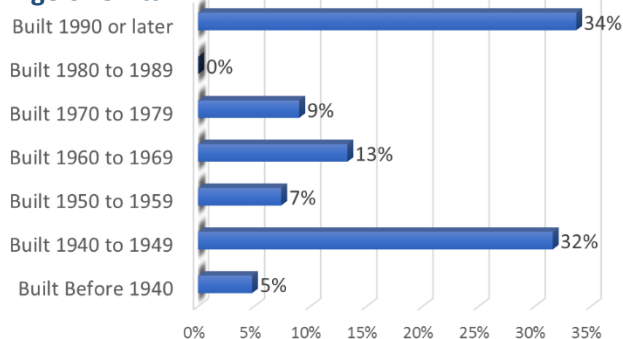
Vacancy:

Vacant Units	4.4%
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Type of Units:

Single Family	54.6%
Multi-Family	45.3%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 2.9

Overcrowded Total: 3.1%

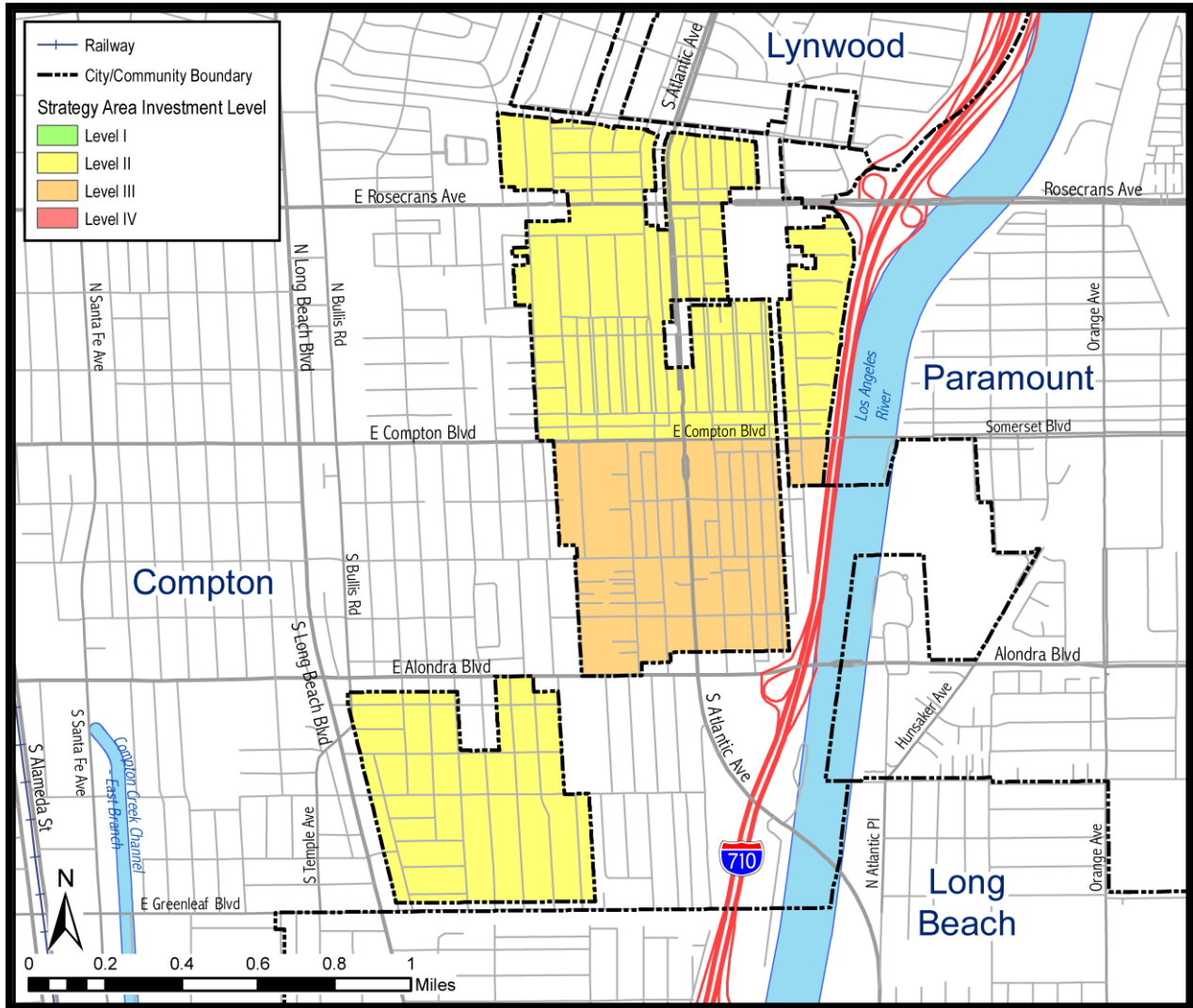
Overcrowded Owners	0.0%
Overcrowded Renters	6.6%

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	13.1%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	3.1%	0.0%
\$750-999	0.0%	0.0%	0.0%	2.3%
\$1000 or More	12.4%	28.6%	35.1%	5.0%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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Unincorporated East Rancho Dominguez Area Overview



Physical Description

Unincorporated East Rancho Dominguez is comprised of two strategy areas: Unincorporated East Rancho Dominguez III and East Rancho Dominguez II. Unincorporated East Rancho Dominguez III is in the center of the area and is mostly single family residential, with local commercial lining Compton and Alondra Boulevards. Forty percent (40%) of the housing is overcrowded and many need repairs. There are also large vacant commercial parcels in this area. Unincorporated East Rancho Dominguez II is also mostly single family residential and the housing is in better condition, but there are still pockets of housing that are poorly maintained. Sidewalks and driveways in this area are in poor to fair condition. Graffiti is prevalent in both areas.

Community Development Needs

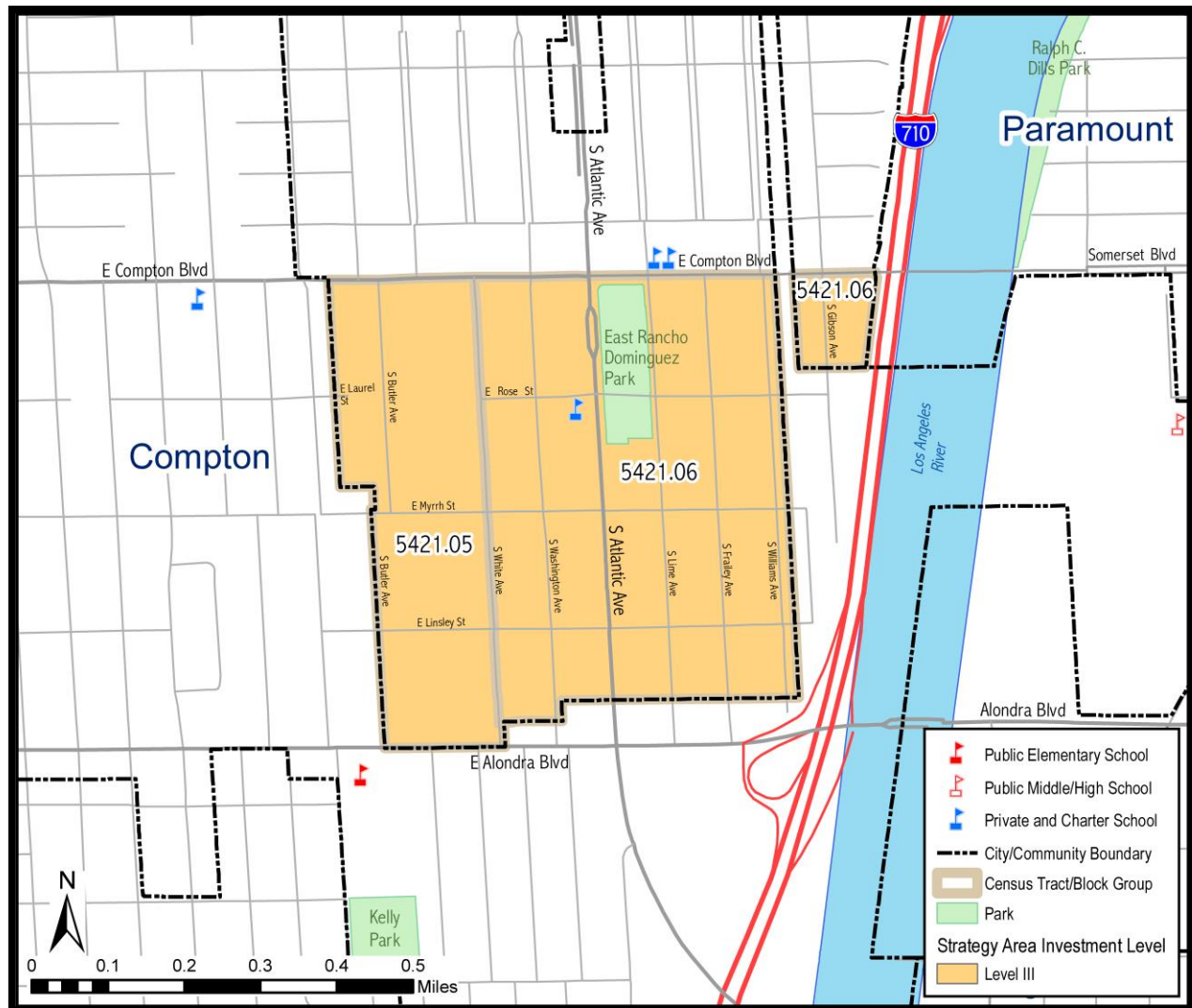
In the residential areas, the dwelling units need improvements ranging from extensive maintenance to minor rehabilitation, and up to 5% need replacement. Vacant commercial lots need to be revitalized. Sidewalk and driveways need to be improved and an active program of graffiti removal is needed.

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District 2 – Unincorporated East Rancho Dominguez III

Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 5421.05/all:2-3, 5421.06/all:1-3



Physical Description

This is mostly a single family residential area with local commercial lining Compton and Alondra Boulevards. Local commercial and auto-repair businesses are also located along Atlantic Avenue and a major supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard. There are large vacant lots on Butler Avenue, Atlantic Avenue, and Compton Avenue. Graffiti is found in a few locations, mostly on vacant structures and the sides of businesses. About 41% of the households are considered overcrowded.



Single Family Housing



Multi-Family Housing



Community Development Needs

Approximately 30% of the residential units require some level of rehabilitation. The balance of the units need varying levels of maintenance and a few require replacement. The community would benefit from development of vacant commercial parcels along the major streets. The commercial areas are in need of aesthetic improvements, such as screening and graffiti removal, as well as revitalization programs. Neighborhoods would benefit from sidewalk landscaping and minor sidewalk repair.



Vacant Properties



Public/Private Investment Opportunities

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

Commercial Business Centers



Strategy Area: **Unincorporated East Rancho Dominguez III** District: **2**

Census Tracts/Block Groups: 5421.05/all: 2-3, 5421.06/all: 1-3

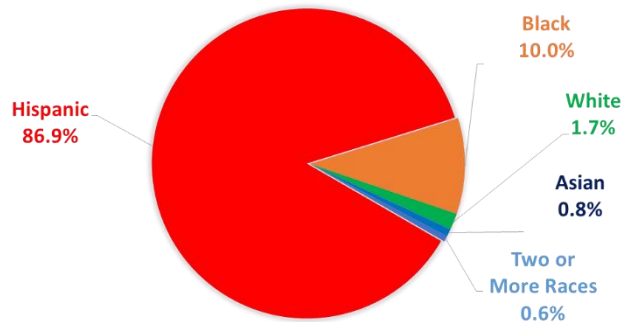
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 3,814

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 87.1%

Median Income: \$37,315
Compare to County Median: 66.8%

Education Level (% of Pop):

Less than 9th grade:	41.4%
Some High School:	16.9%
High school diploma:	23.8%
Some college:	14.2%
College degree:	2.2%
Advance Degree:	0.4%

Unemployed: 15.1%

Households Receiving Public

Assistance: 9.8%

Persons in Poverty: 29.9%

Persons Disabled: 9.2%



Housing Characteristics

Total Units (2010): 798

Occupancy:

Owner Occupied	40.6%
Renter Occupied	59.4%

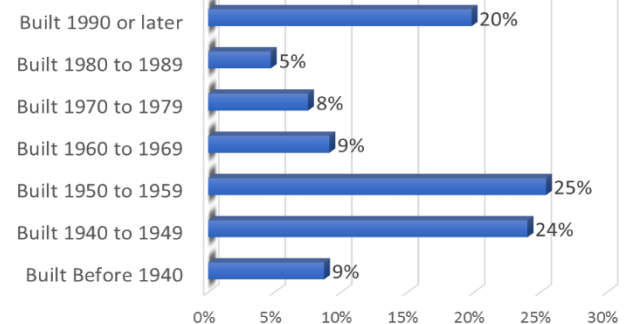
Vacancy:

Vacant Units	10.0%
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Type of Units:

Single Family	69.3%
Multi-Family	30.7%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 4.9

Overcrowded Total:

Overcrowded Owners	34.4%
Overcrowded Renters	45.4%

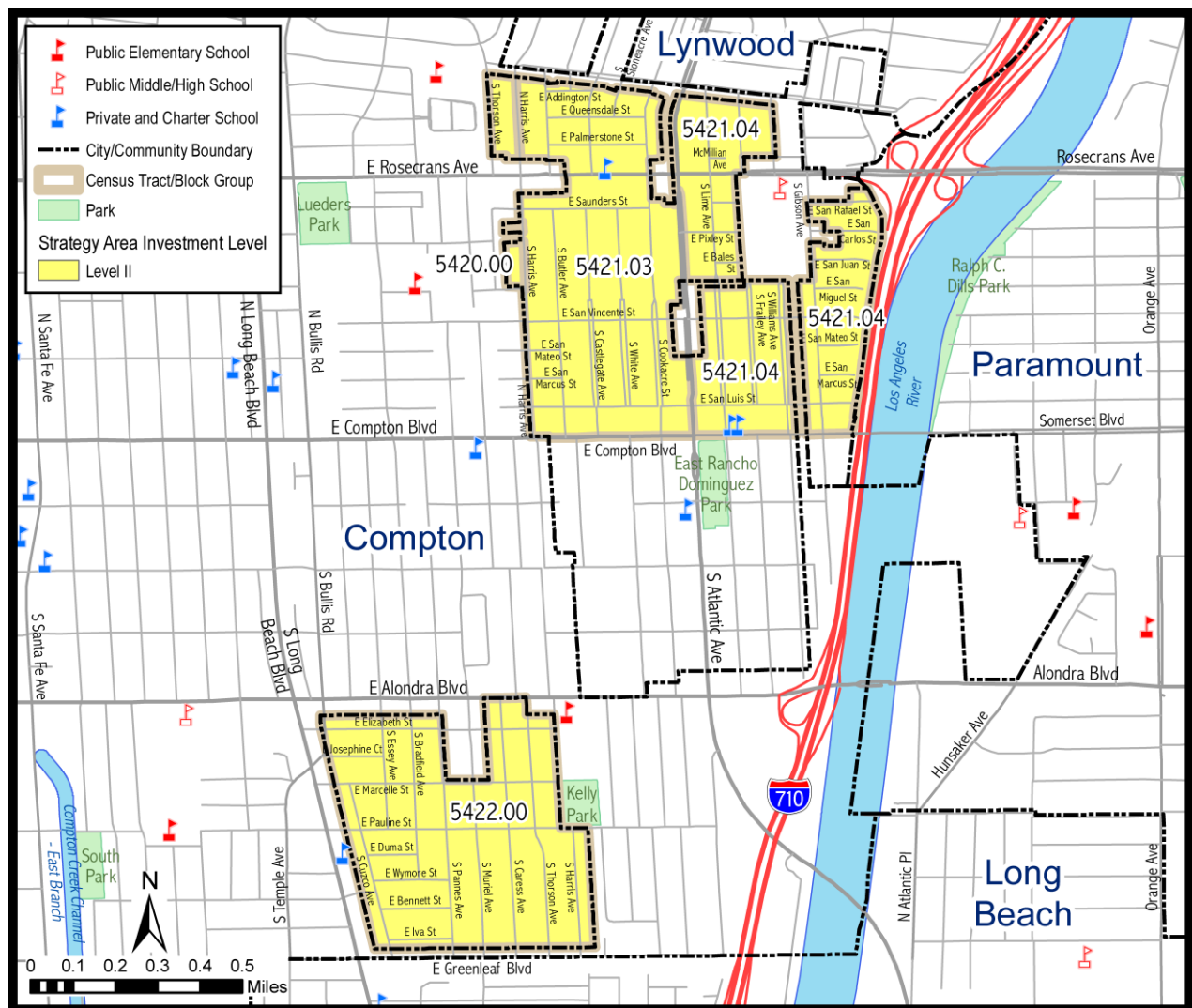
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	1.8%	0.0%	0.0%	0.0%
\$200-299	0.0%	1.8%	0.0%	0.0%
\$300-499	0.0%	1.6%	0.0%	2.9%
\$500-749	8.7%	7.4%	0.0%	0.0%
\$750-999	0.0%	8.7%	10.7%	2.9%
\$1000 or More	0.0%	2.0%	25.7%	21.0%
No Cash Rent	0.0%	0.0%	2.7%	0.0%

District 2 – Unincorporated East Rancho Dominguez II

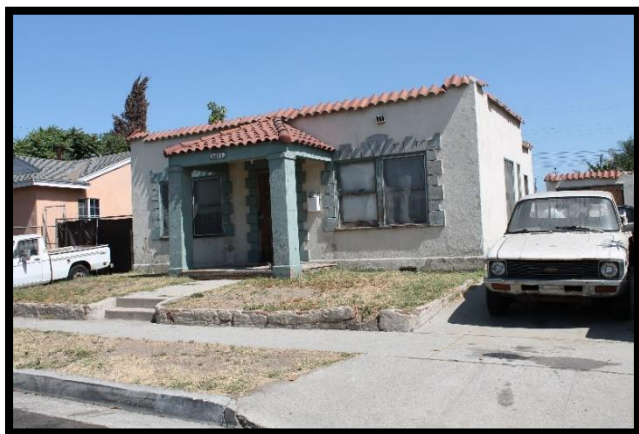
Level II – Selective Investment

CENSUS TRACTS(s)/BLOCK GROUP(s): 5420.00/all: 1-2, 5421.03/all:1-3,
5421.04/all:1-3, 5422.00/all: 1-3

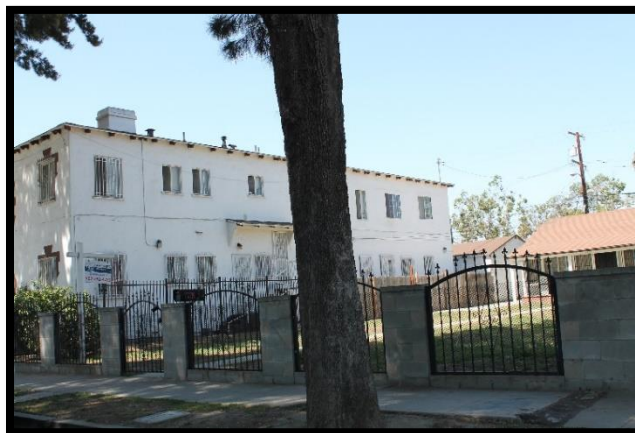


Physical Description

This area is predominantly single family residential. Most units are very small and in standard condition. Pockets of poorly maintained residences are found throughout. Local-serving commercial uses line the main thoroughfares of Atlantic Avenue, Compton Boulevard, and Rosecrans Avenue all in standard condition. About 59% of the dwelling units are owner-occupied, 83% are single family, and 27% of the households are overcrowded. Graffiti is found in spot locations.



Multi-Family Housing



Single Family Housing

Community Development Needs

Selected investment is needed in the residential areas, targeted to properties requiring rehabilitation or replacement of substandard units. There is a need for maintenance and a neighborhood clean-up program. Residential areas would benefit from sidewalk and driveway improvements.



Commercial Businesses



Public/Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Graffiti abatement
- Neighborhood clean-up
- Public works improvements



Single Family Housing



Strategy Area: **Unincorporated East Rancho Dominguez II** District: **2**

Census Tracts/Block Groups: 5420.00/all: 1-2, 5421.03/all: 1-3, 5421.04/all: 1-3, 5422.00/all: 1-3

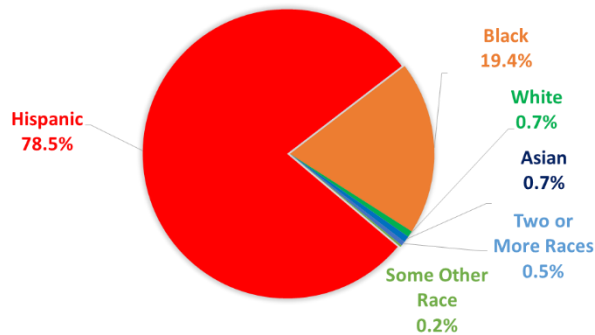
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 8,543

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 73.6%

Median Income: \$46,221
Compare to County Median 82.7%

Education Level (% of Pop):

Less than 9th grade:	26.1%
Some High School:	17.3%
High school diploma:	25.4%
Some college:	25.5%
College degree:	3.4%
Advance Degree:	1.6%

Unemployed 17.2%

Households Receiving Public

Assistance: 12.9%

Persons in Poverty: 24.6%

Persons Disabled: 11.5%



Housing Characteristics

Total Units (2010): 1,901

Occupancy:

Owner Occupied	59.3%
Renter Occupied	40.7%

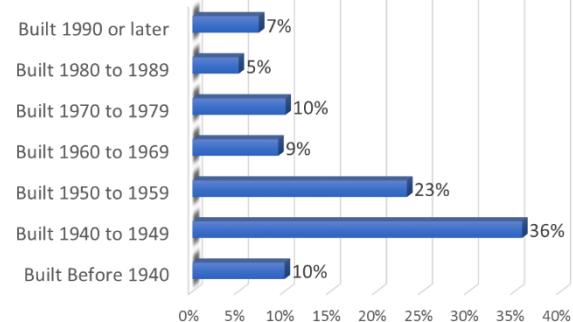
Vacancy:

Vacant Units	6.4%
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Type of Units:

Single Family	83.1%
Multi-Family	12.0%
Mobile Homes Boats RV	4.9%

Age of Units:



Persons Per Occupied Unit: 4.7

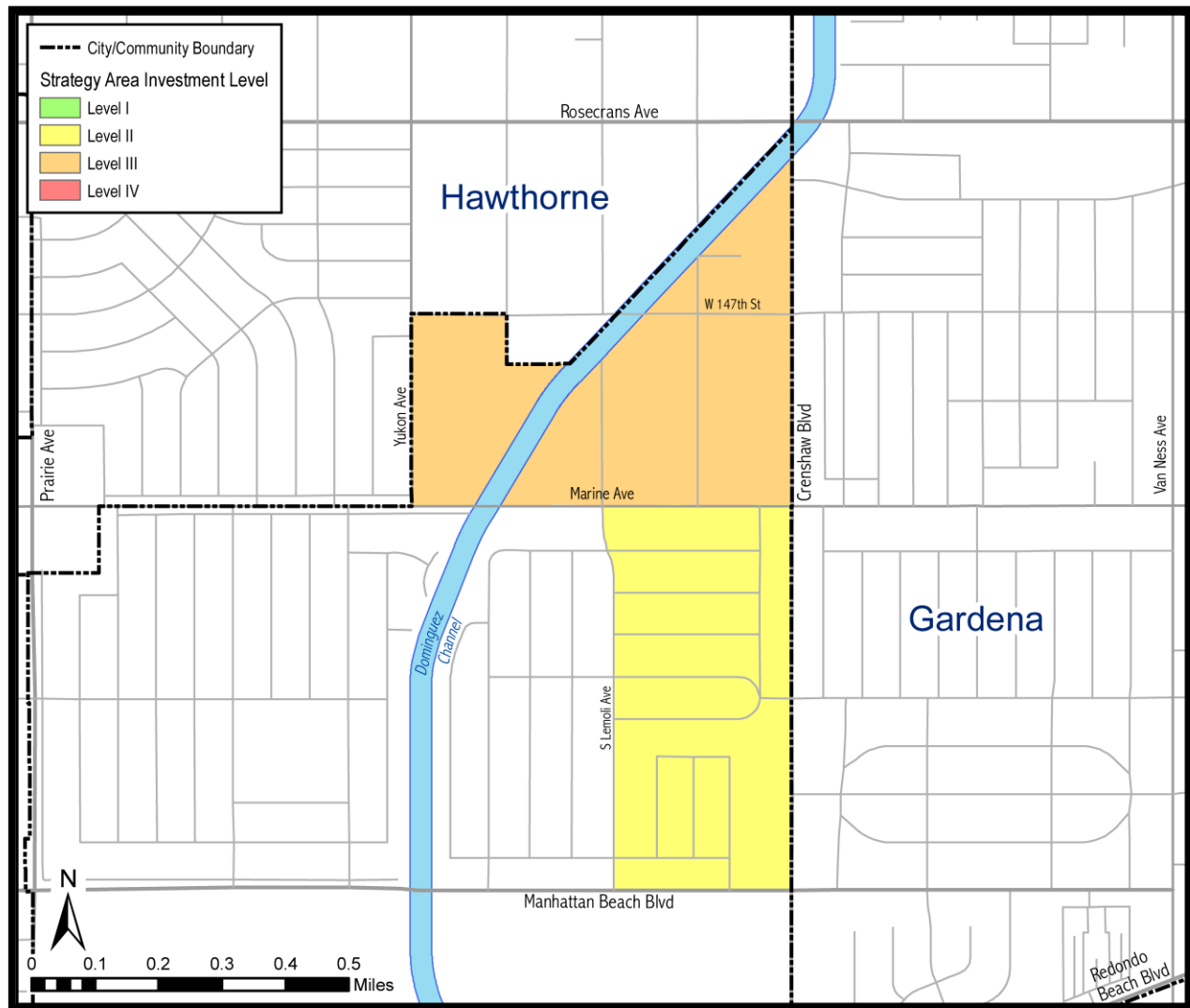
Overcrowded Total:

Overcrowded Owners	24.9%
Overcrowded Renters	31.1%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.3%	0.0%	1.2%	0.0%
\$200-299	0.0%	0.0%	0.3%	0.9%
\$300-499	0.0%	1.3%	1.1%	0.0%
\$500-749	1.1%	1.2%	1.8%	0.9%
\$750-999	0.5%	13.2%	3.9%	3.6%
\$1000 or More	1.5%	4.6%	29.5%	27.2%
No Cash Rent	0.0%	0.3%	3.5%	0.0%

Unincorporated El Camino Village - Area Overview



Physical Description

Unincorporated El Camino Village is comprised of two strategy areas: Unincorporated El Camino Village III and El Camino Village II. Unincorporated El Camino Village III, which is the northerly strategy area, consists of mostly multi-family housing that is in fair condition. However, the landscaping and yards are poorly maintained. Graffiti is also prevalent in this area. About 24% of the housing is overcrowded. Unincorporated El Camino Village II, on the other hand, is predominantly single family residential and the housing overall is in good condition with less overcrowding. There are some small commercial uses in the area that are poorly maintained.

Community Development Needs

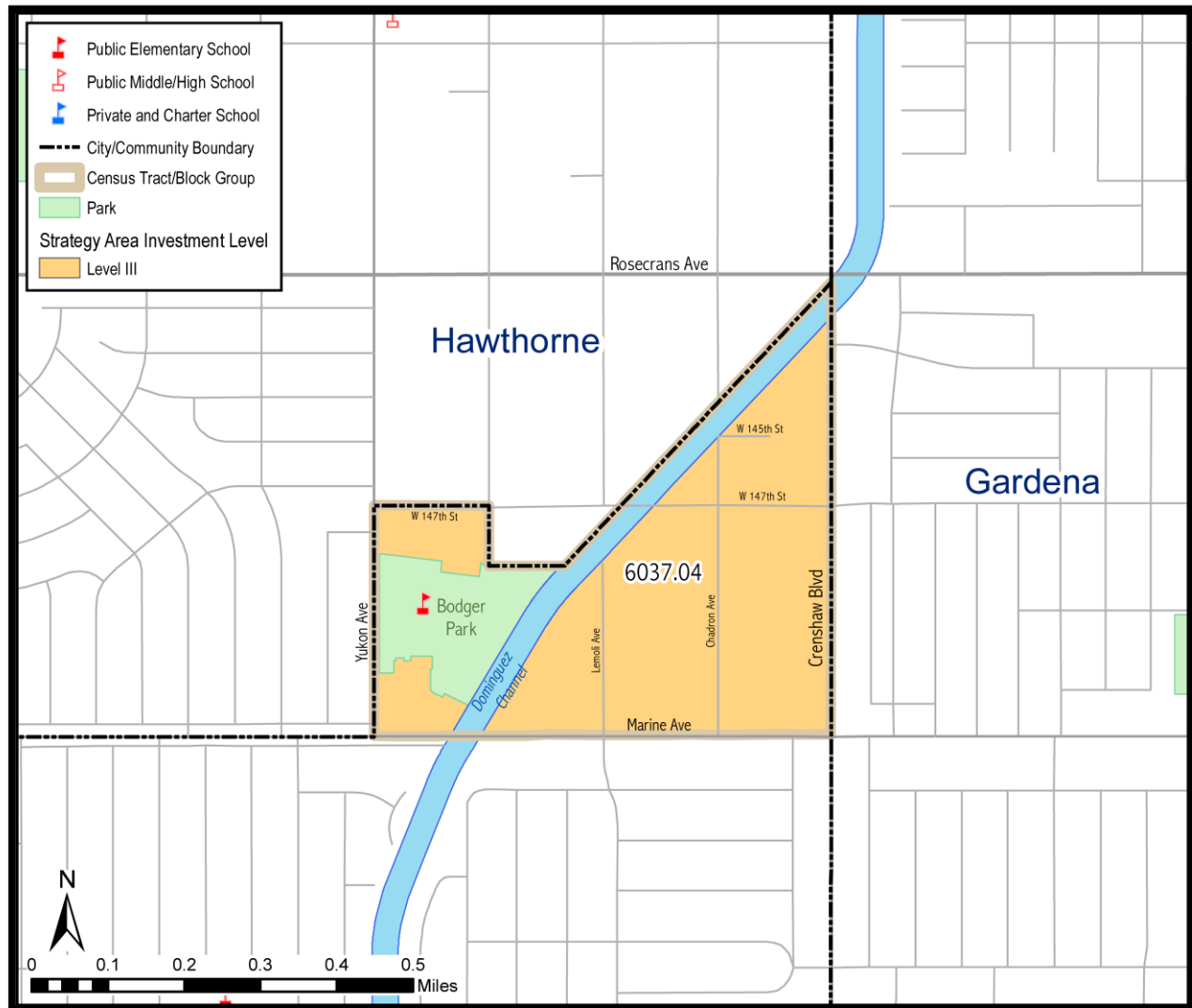
In the residential areas, a majority of the multi-family dwelling units need extensive maintenance and the single-family units could benefit from minor rehabilitation. Sidewalks and driveway improvements are needed in the northerly strategy area. An active program of graffiti removal and neighborhood clean-up is also needed.

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District 2 – Unincorporated El Camino Village III

Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(s): 6037.04/all: 1-3



Physical Description

This area primarily consists of multi-family housing and two-story apartment complexes. Overall, about 83% of all households are renter-occupied and 24% are overcrowded. Most of the housing stock is in fair condition, however, the properties and landscaping are poorly maintained and graffiti is evident. Along Crenshaw Boulevard there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements.



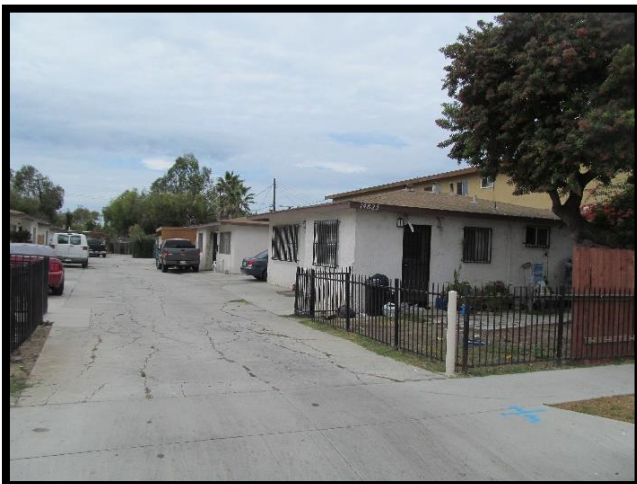
Single Family Housing



Commercial Businesses



Multi-Family Housing



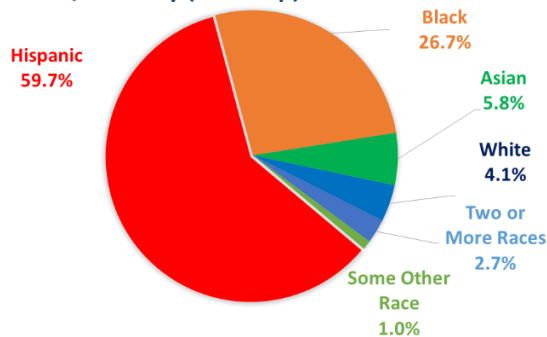
Community Development Needs

Intensive investment is needed to repair, rehabilitate, and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti abatement is also needed.

Public/Private Investment Opportunities

- Housing rehabilitation/home repairs
- Neighborhood clean-up
- Driveway approach and sidewalk improvements
- Commercial façade improvements
- Graffiti abatement

Census Tracts/Block Groups: 6037.04/all: 1-3

Designation: **Level III****Demographic Characteristics****Total Population (2010):** 3,926**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 82.0%**Median Income:** \$42,357
Compare to County Median 75.8%**Education Level (% of Pop):**

Less than 9th grade:	28.8%
Some High School:	9.1%
High school diploma:	25.9%
Some college:	23.8%
College degree:	9.5%
Advance Degree:	2.4%

Unemployed 11.6%**Households Receiving Public****Assistance:** 2.0%**Persons in Poverty:** 23.8%**Persons Disabled:** 7.3%**Housing Characteristics****Total Units (2010):** 1,321**Occupancy:**

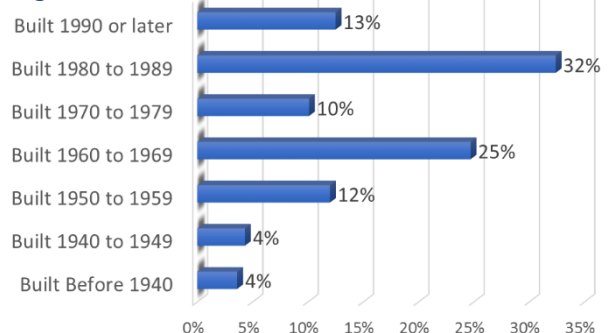
Owner Occupied	17.4%
Renter Occupied	82.6%

Vacancy:

Vacant Units	0.0%
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Type of Units:

Single Family	24.2%
Multi-Family	75.3%
Mobile Homes Boats RV	0.5%

Age of Units:**Persons Per Occupied Unit:** 3.2**Overcrowded Total:** 23.6%

Overcrowded Owners	13.2%
Overcrowded Renters	25.8%

Bedrooms by Gross Rent:

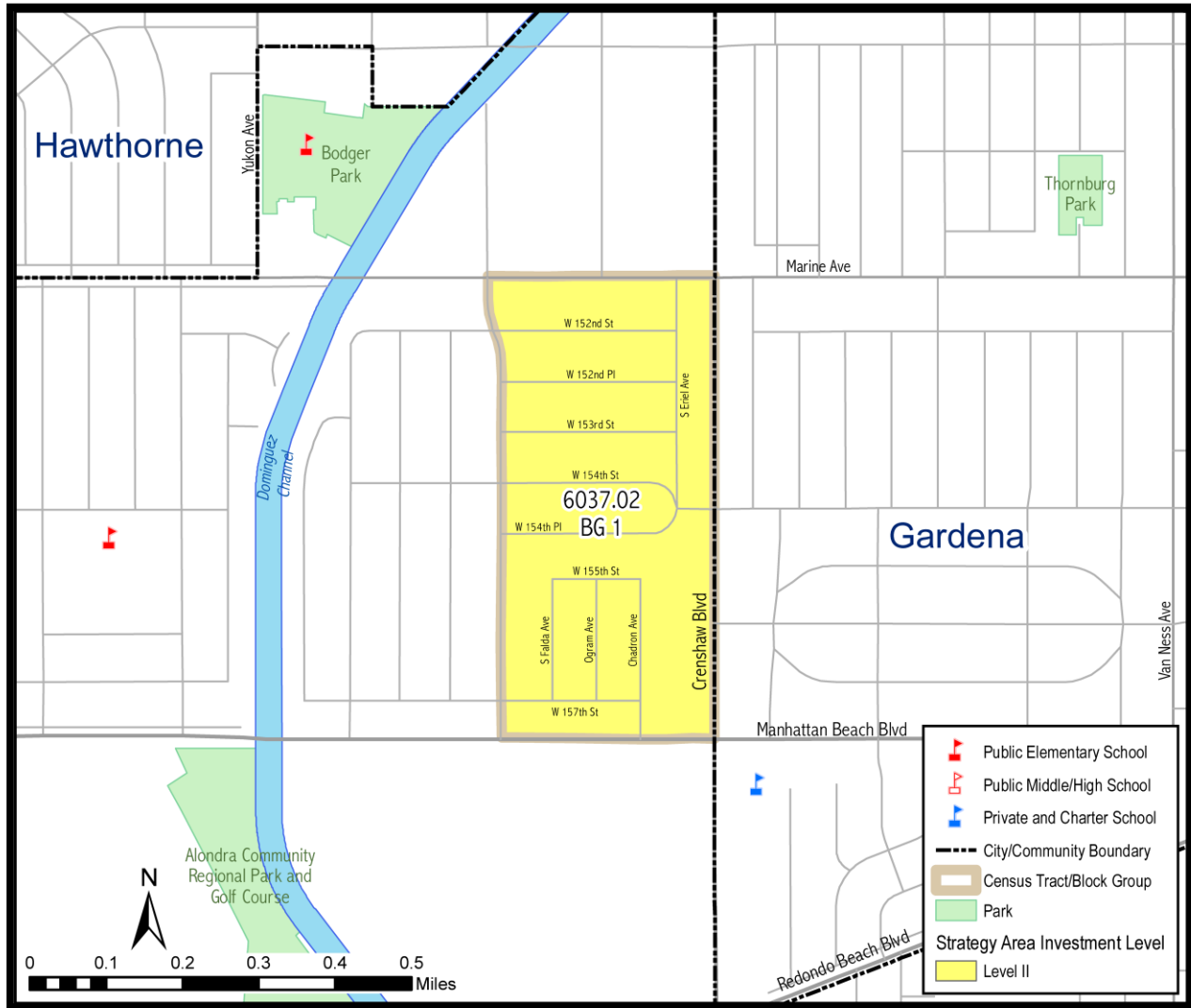
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	1.8%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	1.1%
\$500-749	0.0%	0.0%	0.0%	2.3%
\$750-999	2.5%	30.0%	7.1%	4.2%
\$1000 or More	1.2%	1.8%	40.6%	4.7%
No Cash Rent	0.0%	0.0%	2.0%	0.0%

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District 2 – Unincorporated El Camino Village II

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 6037.02/1



Physical Description

This is a predominantly single family residential area, with many of the housing in standard to good condition. Along Crenshaw Boulevard, there are small commercial uses in fair condition that could benefit from façade and rehabilitation improvements.





Commercial Businesses



Single Family Housing



Community Development Needs

Selective investment is needed to repair, rehabilitate poorly maintained residential and commercial properties.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial façade improvements

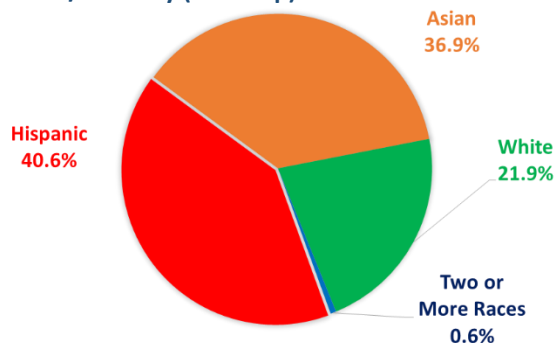
Census Tracts/Block Groups: 6037.02/1

Designation: **Level II**

Demographic Characteristics

Total Population (2010): 1,322

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 57.9%

Median Income: \$73,438
Compare to County Median: 131.4%

Education Level (% of Pop):

Less than 9th grade:	10.3%
Some High School:	6.6%
High school diploma:	21.9%
Some college:	43.5%
College degree:	14.4%
Advance Degree:	3.3%

Unemployed: 11.8%

Households Receiving Public

Assistance: 0.0%

Persons in Poverty: 12.2%

Persons Disabled: 9.7%



Housing Characteristics

Total Units (2010): 427

Occupancy:

Owner Occupied	73.4%
Renter Occupied	26.6%

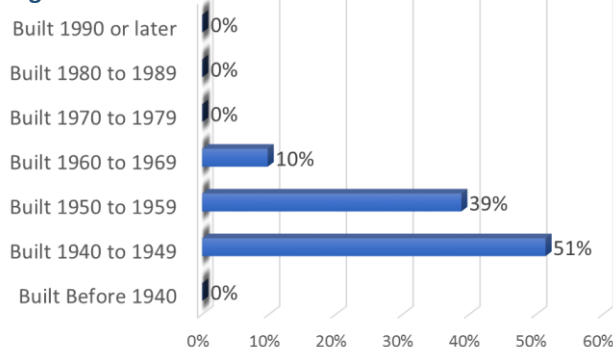
Vacancy:

Vacant Units	4.3%
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Type of Units:

Single Family	100.0%
Multi-Family	0.0%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 3.2

Overcrowded Total:

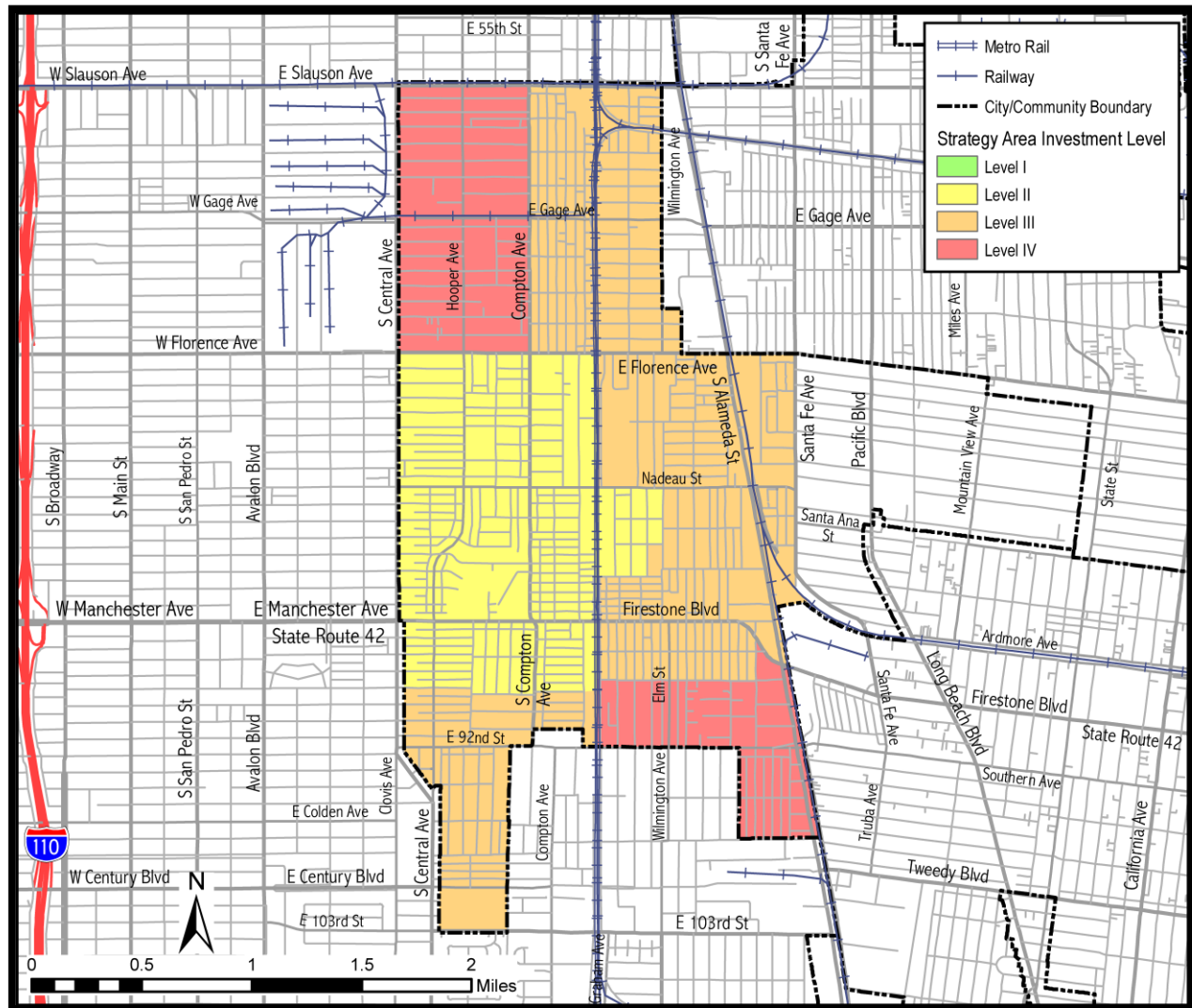
Overcrowded Owners	11.2%
Overcrowded Renters	0.0%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	10.8%	12.3%	69.2%
No Cash Rent	0.0%	0.0%	0.0%	7.7%

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Unincorporated Florence-Firestone – Area Overview



Physical Description

This area is largely single family with retail commercial development along major corridors. The Los Angeles/Long Beach Light Rail borders portions of the area's eastern boundary, with station stops at Slauson Avenue, Florence Avenue, and Firestone Boulevard. A huge regional post office has been developed adjacent to the area along Central Avenue. Nearly a third of the households are overcrowded. Many businesses are in marginal condition and there is a pattern of pervasive private disinvestment throughout much of this area.

Community Development Needs

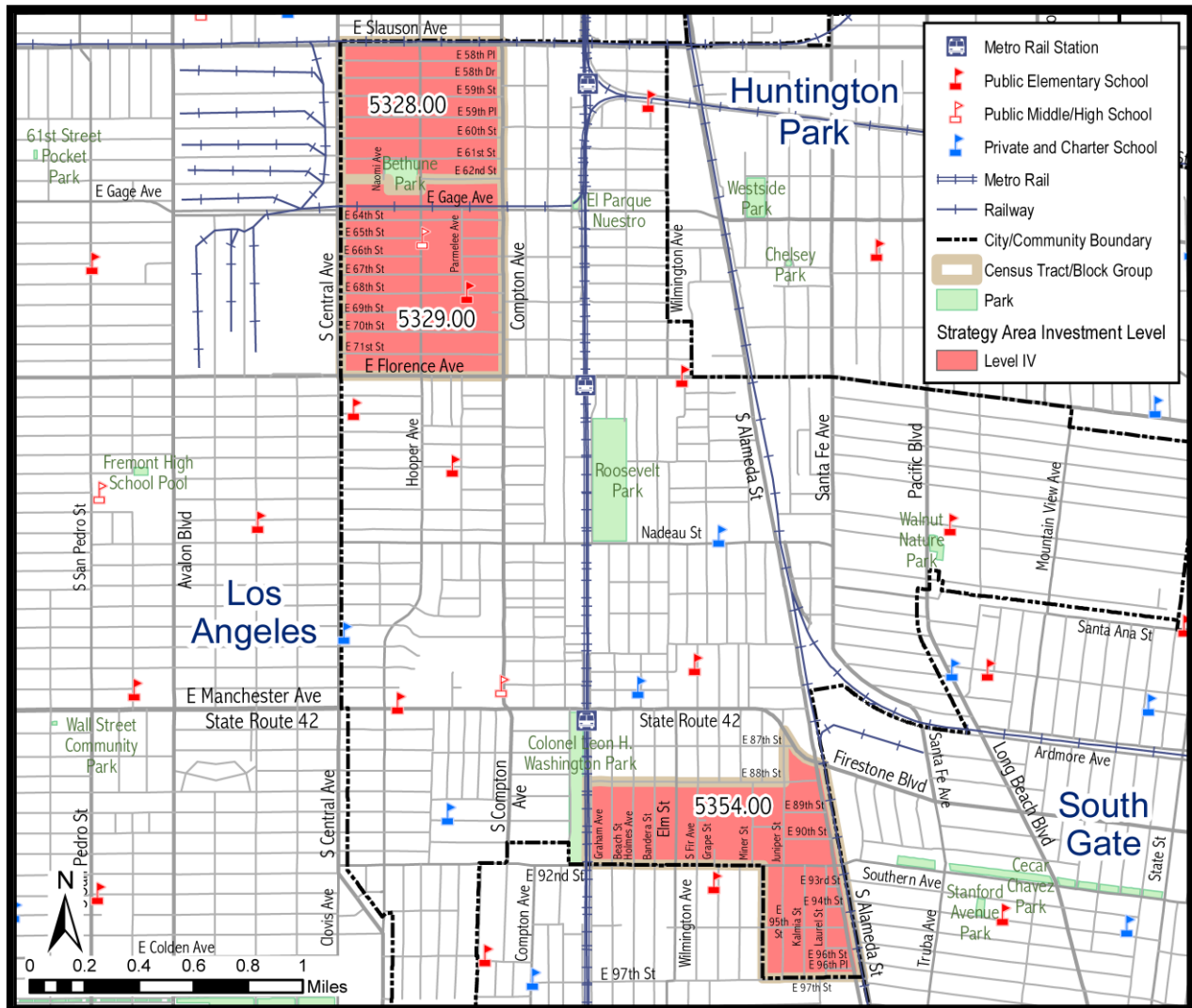
This is an area that is in need of a broad array of community development efforts. Overall, up to 65% of the housing units are in need of maintenance, rehabilitation, or complete replacement. Commercial areas would benefit from an extension of the business revitalization efforts initiated along Florence Avenue. Marginal industrial properties located along the Light Rail Line, and adjacent to Alameda Street, present possible community development opportunities.

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District 2 – Unincorporated Florence-Firestone IV

Level IV – Extensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S)
5328.00/all: 1-2, 5329.00/all: 1-4, 5354.00/all: 1-3



Physical Description

This strategy area is marked by extensive disinvestment. Metal yards, furniture makers, and auto recyclers line Alameda Street and parts of Slauson Avenue. Local businesses line Central Avenue, Compton Avenue, and Florence Avenue. Most commercial and industrial properties are in disrepair. Local residential areas contain a mix of single and multi-family housing units, with almost 72% being renter-occupied. Over 46% of the units are more than 50 years old, and almost 38% are overcrowded. Scattered vacant and boarded up homes are found throughout this area. Trash exists along Slauson Avenue, Compton Avenue, and parts of Florence Avenue. A Blue Line Station is at Slauson Avenue and Long Beach Boulevard. Newer street furniture has been placed along bus stops.



Single Family Housing



Multi-Family Housing





Community Development Needs

A multi-year strategy focused on residential and commercial revitalization is required. Roughly 40% of the housing units need rehabilitation or replacement. Graffiti is found in isolated areas. Neighborhood clean-up is needed in order to enhance the area.

Commercial and Industrial Businesses



Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Commercial and industrial revitalization
- Graffiti abatement
- Neighborhood clean-up



Strategy Area: **Unincorporated Florence-Firestone IV**

District: **2**

Census Tracts/Block Groups: 5328.00/all: 1-2, 5329.00/all: 1-4, 5354.00/all: 1-3

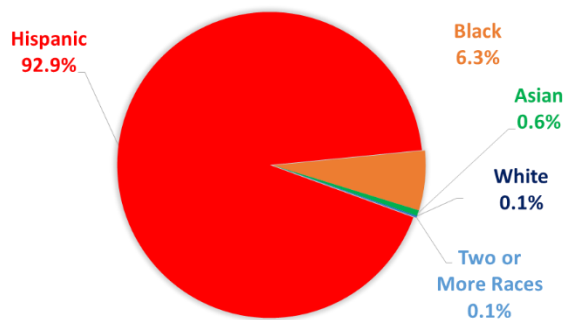
Designation: **Level IV**



Demographic Characteristics

Total Population (2010): 14,585

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 82.7%

Median Income: \$32,138
Compare to County Median: 57.5%

Education Level (% of Pop):

Less than 9th grade:	39.2%
Some High School:	19.7%
High school diploma:	25.2%
Some college:	13.0%
College degree:	2.5%
Advance Degree:	0.4%

Unemployed 11.1%

Households Receiving Public

Assistance: 13.8%

Persons in Poverty: 41.6%

Persons Disabled: 7.5%



Housing Characteristics

Total Units (2010): 3,464

Occupancy:

Owner Occupied	28.5%
Renter Occupied	71.5%

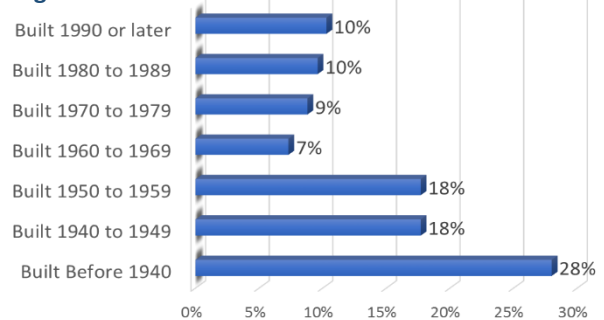
Vacancy:

Vacant Units	6.0%
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Type of Units:

Single Family	69.7%
Multi-Family	29.6%
Mobile Homes Boats RV	0.7%

Age of Units:



Persons Per Occupied Unit: 4.6

Overcrowded Total: 37.5%

Overcrowded Owners	21.2%
Overcrowded Renters	44.0%

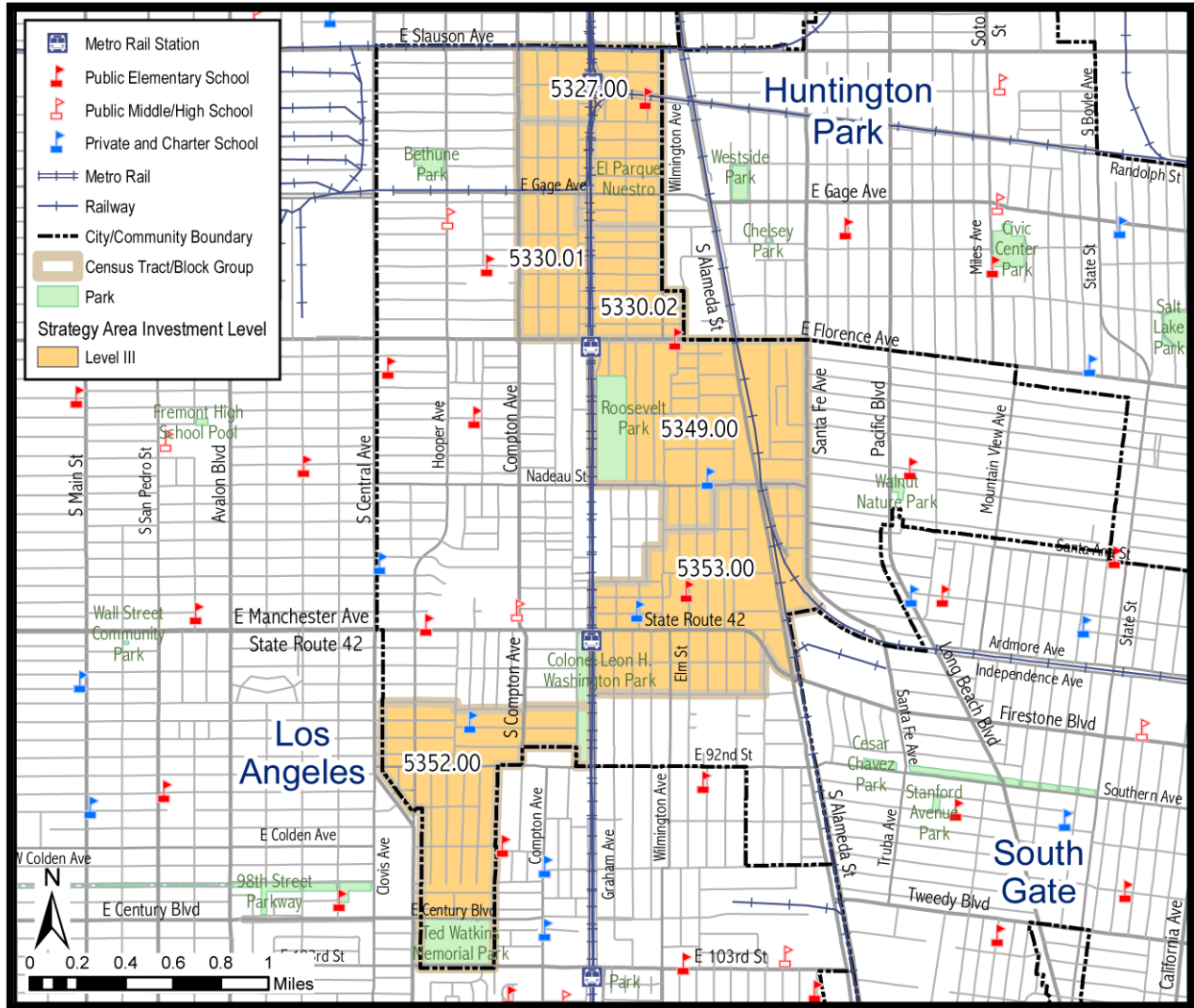
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.2%	0.6%	0.0%	0.0%
\$200-299	0.0%	0.5%	0.0%	0.0%
\$300-499	1.4%	0.4%	1.9%	0.6%
\$500-749	6.1%	6.4%	5.6%	0.0%
\$750-999	6.8%	16.3%	11.7%	2.0%
\$1000 or More	2.1%	1.4%	17.8%	16.3%
No Cash Rent	0.0%	0.4%	0.8%	0.7%

District 2 – Unincorporated Florence-Firestone III

Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 5327.00/all: 1-2, 5330.01/all: 1-3, 5330.002/all: 1-2, 5349.00/all: 1-4, 5352.00/all: 1-3, 5353.00/all: 1-5

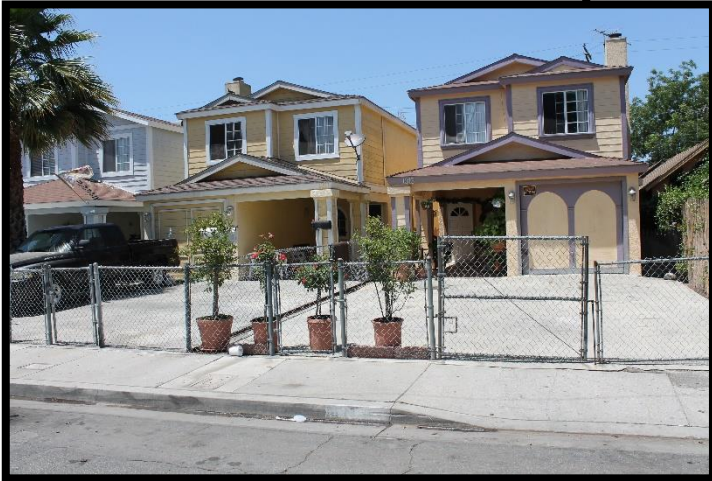
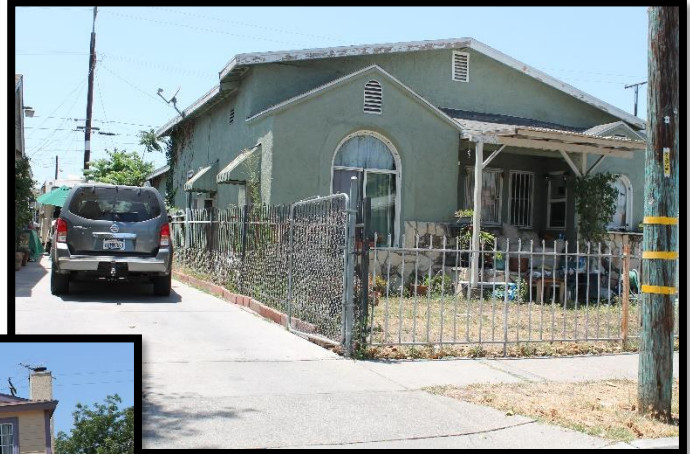


Physical Description

This area is generally comprised of single family units along with newer infill homes throughout the area. Retail commercial development is found along major east-west corridors and heavy industry adjacent to Alameda Street. The Los Angeles/Long Beach Light Rail both bisects and borders the area, with station stops at Slauson and Florence Avenues. At least 60% of the units are more than 50 years old, and 29% of the households are overcrowded. Many of the properties have decorative fences. A few easements are found in the area, some of which have been converted to a large nursery. Industrial development is old and deteriorating, especially near the northeast section of this area. Many commercial facilities are in marginal condition and some are vacant, specifically along Compton Avenue. There is a pattern of pervasive private disinvestment throughout much of this area and graffiti is prevalent. Some streets, driveways, and sidewalks need repair.



Single Family Housing



Sidewalk Repairs Needed





Commercial Businesses

Community Development Needs

A comprehensive multi-year program of business revitalization and investment to improve commercial and industrial areas is needed, along with a concentrated program of residential rehabilitation. Commercial areas along Firestone Boulevard and Compton Avenue need revitalization programs such as have been implemented along Florence Avenue. About 30% of the dwellings require rehabilitation. Graffiti abatement needs to be expanded.



Public/Private Investment Opportunities

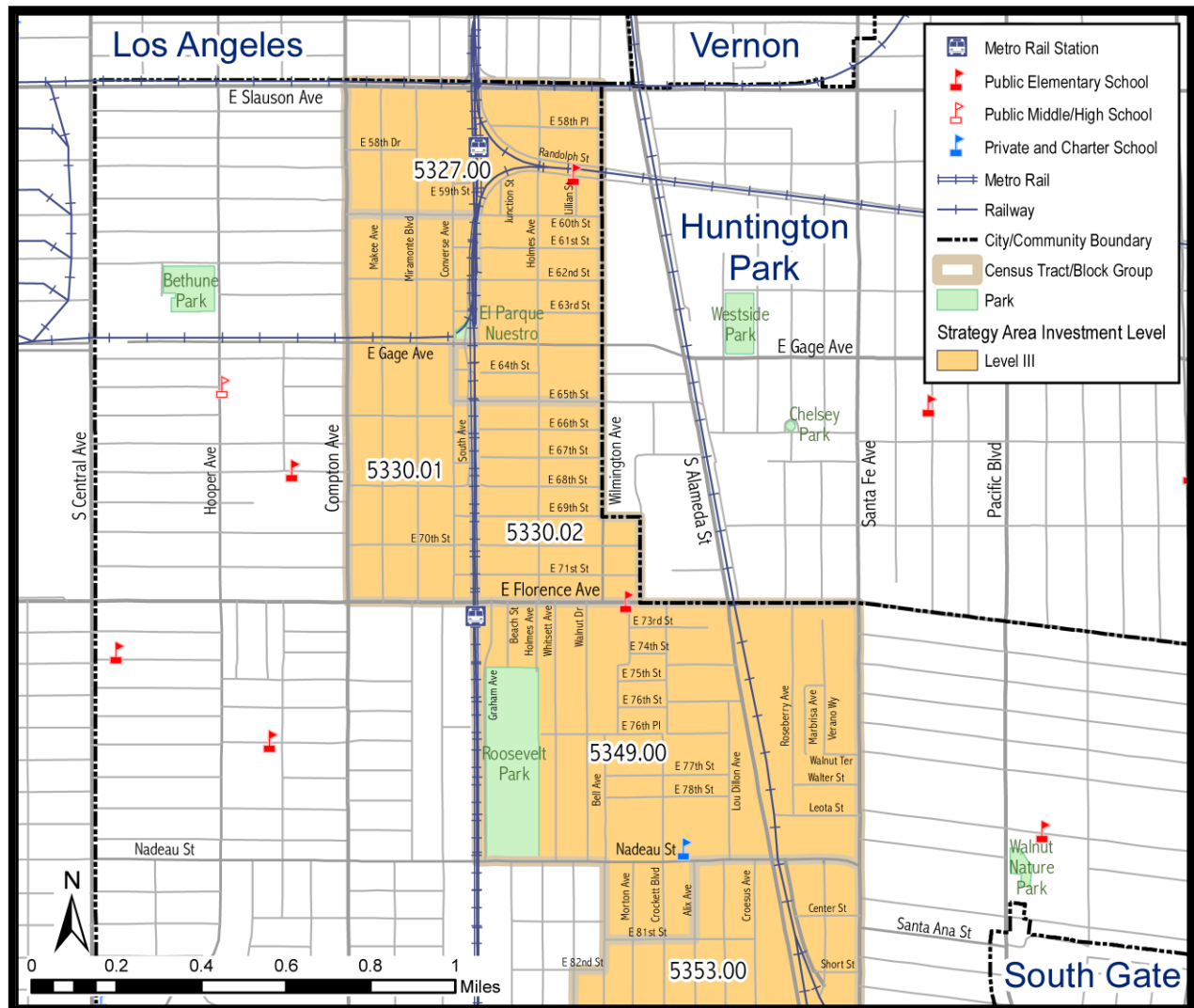
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Commercial and industrial revitalization and development
- Graffiti abatement



Graffiti Abatement

Unincorporated Florence-Firestone III (North Tracts)

CENSUS TRACT(s)/BLOCK GROUP(s): 5327.00/all: 1-2, 5330.01/all: 1-3, 5330.02/all:1-2, 5349.00/all: 1-4, 5353.00/all: 1-5



CENSUS TRACT(s)/BLOCK GROUP(s): 5349.00/all: 1-4,5352.00/all:1-3, 5353.00/all: 1-5



Strategy Area: **Unincorporated Florence-Firestone III**

District: **2**

Census Tracts/Block Groups: 5327.00/all: 1-2, 5330.01/all: 1-3, 5330.02/all: 1-2, 5349.00/all: 1-4, 5352.00/all: 1-3, 5353.00/all: 1-5

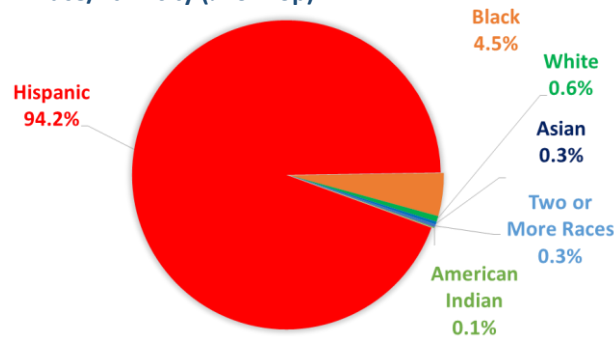
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 27,301

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 74.9%

Median Income: \$33,925
Compare to County Median: 60.7%

Education Level (% of Pop):

Less than 9th grade:	38.7%
Some High School:	18.2%
High school diploma:	23.5%
Some college:	16.2%
College degree:	2.2%
Advance Degree:	1.0%

Unemployed: 13.1%

Households Receiving Public

Assistance: 12.4%

Persons in Poverty: 29.1%

Persons Disabled: 8.0%



Housing Characteristics

Total Units (2010): 6,242

Occupancy:

Owner Occupied	35.8%
Renter Occupied	64.2%

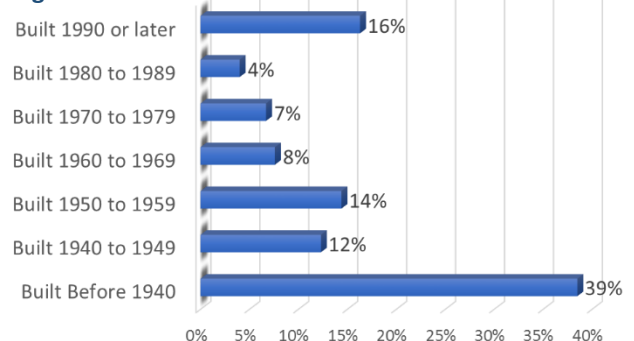
Vacancy:

Vacant Units	4.5%
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Type of Units:

Single Family	80.7%
Multi-Family	18.2%
Mobile Homes Boats RV	1.1%

Age of Units:



Persons Per Occupied Unit: 4.3

Overcrowded Total:

Overcrowded Owners	21.1%
Overcrowded Renters	32.7%

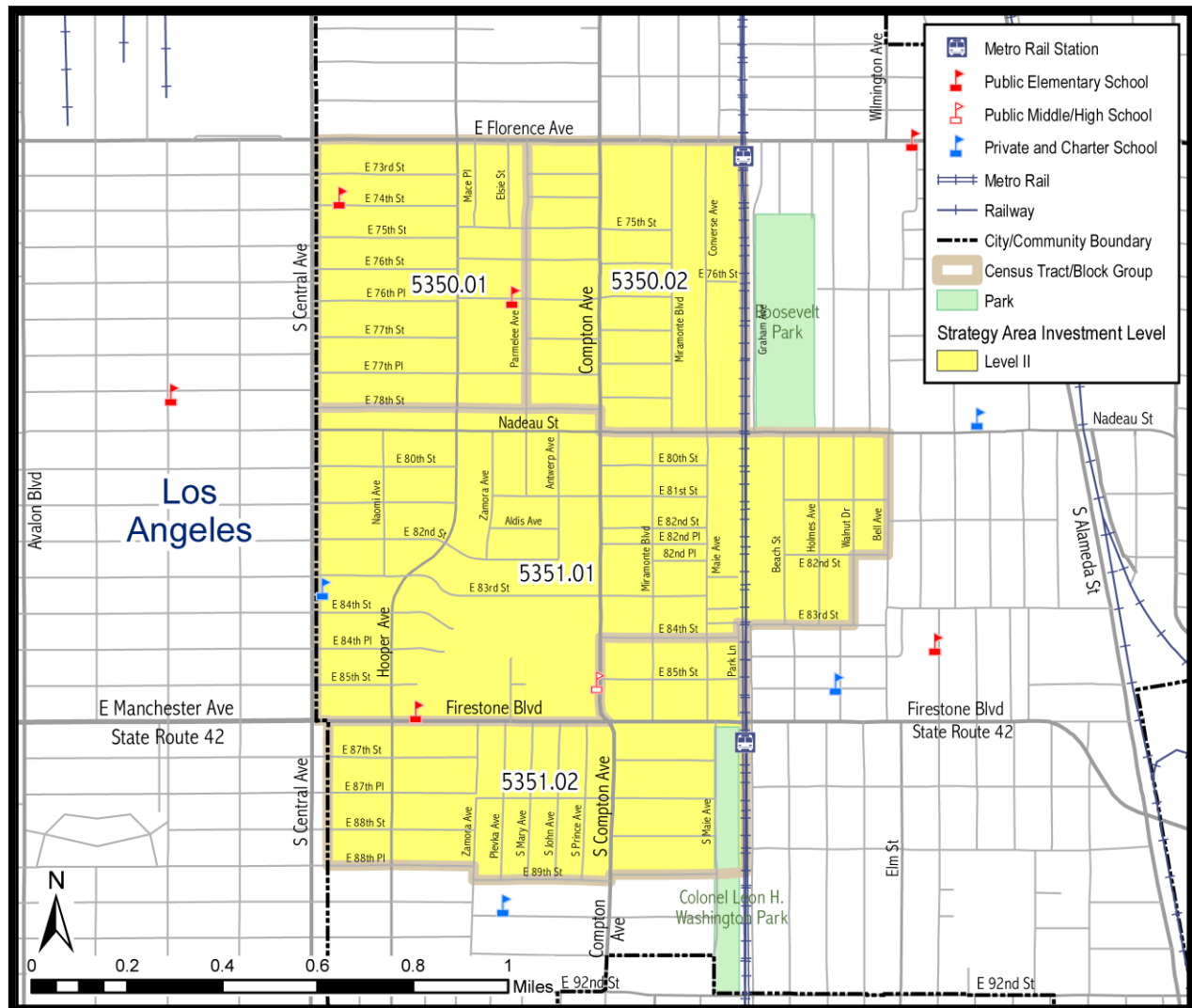
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.5%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.3%	0.4%	0.2%
\$300-499	0.7%	1.0%	1.3%	0.5%
\$500-749	4.5%	5.0%	3.8%	2.4%
\$750-999	2.2%	10.8%	12.0%	1.1%
\$1000 or More	3.2%	2.8%	23.6%	22.1%
No Cash Rent	0.0%	0.9%	0.5%	0.3%

District 2 – Unincorporated Florence-Firestone II

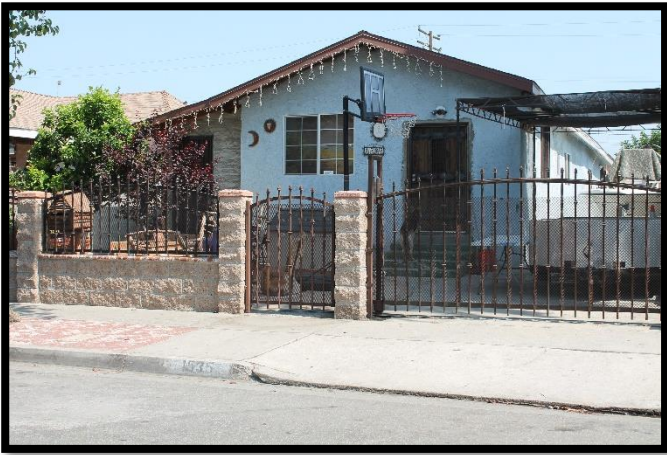
Level II – Selective Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 5350.01/all: 1-3, 5350.02/all: 1-3,
5351.01/all: 1-5, 5351.02/all: 1-3

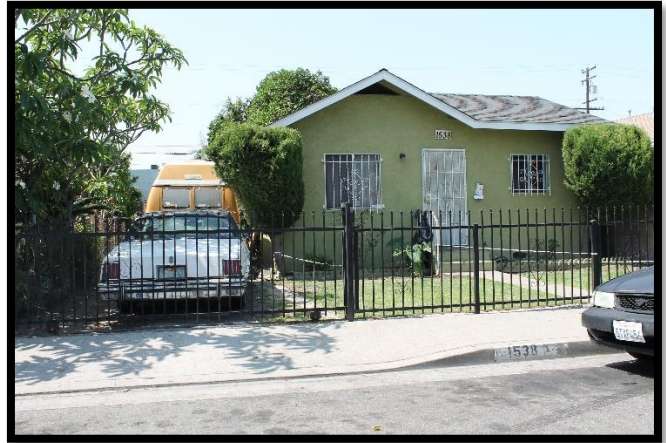


Physical Description

This area is mostly single family, residential with well-maintained homes particularly prevalent in the western half of tract 5351.01. Local-serving retail and auto-related uses line Central, Florence, and Compton Avenues. Small houses and attached residences predominate along interior streets. An area of old industrial uses is found along Maie Avenue, south of Florence Avenue, with homes across the street. About 60% of the housing units are more than 50 years old, and 31% of households are overcrowded. Graffiti is noticeable, particularly in isolated areas. There is a vacant lot on Central Avenue that can be utilized for new development.



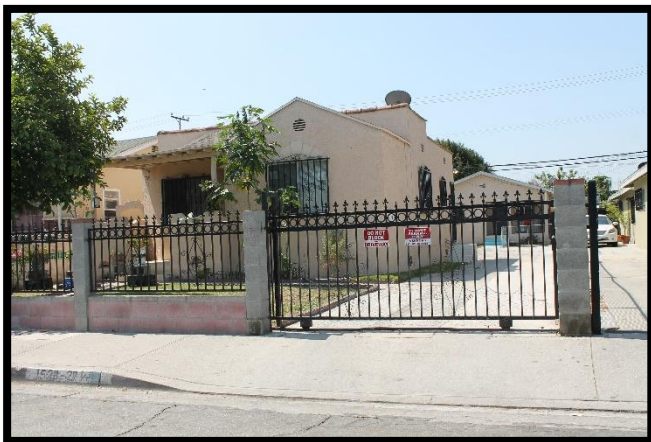
Single Family Housing



Community Development Needs

About 15% of the housing units in this area need major rehabilitation, and about 25% need maintenance/minor rehabilitation. Properties along Nadeau Street could benefit from economic development efforts. Neighborhood streets and cracked sidewalks need to be repaired and repaved. A few streets can benefit from street trees in the neighborhood. Graffiti abatement is needed.

Multi-Family Housing





Commercial and Light Industrial



Private/Public Investment Opportunities

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

Community Development Needs

Commercial and industrial properties need improvement and revitalization. Especially, commercial uses along Central Avenue and Firestone Boulevard; a majority of these properties are in disrepair.



Graffiti Abatement and Sidewalk Improvements Needed

Strategy Area: **Unincorporated Florence-Firestone II**

District: **2**

Census Tracts/Block Groups: 5350.01/all: 1-3, 5350.02/all: 1-3, 5351.01/all: 1-5, 5351.02/all: 1-3

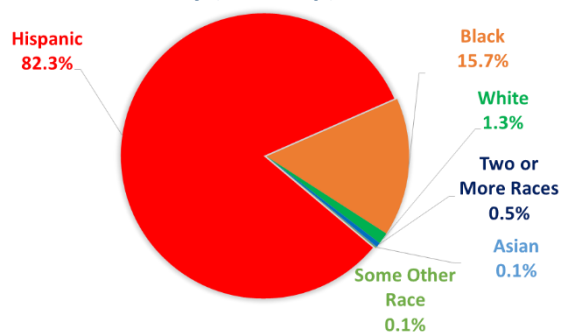
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 19,829

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 76.4%

Median Income: \$35,048
Compare to County Median: 62.7%

Education Level (% of Pop):

Less than 9th grade:	36.8%
Some High School:	21.9%
High school diploma:	21.9%
Some college:	13.5%
College degree:	4.5%
Advance Degree:	1.5%

Unemployed 14.6%

Households Receiving Public

Assistance: 12.2%

Persons in Poverty: 33.6%

Persons Disabled: 8.3%



Housing Characteristics

Total Units (2010): 4,680

Occupancy:

Owner Occupied	38.5%
Renter Occupied	61.5%

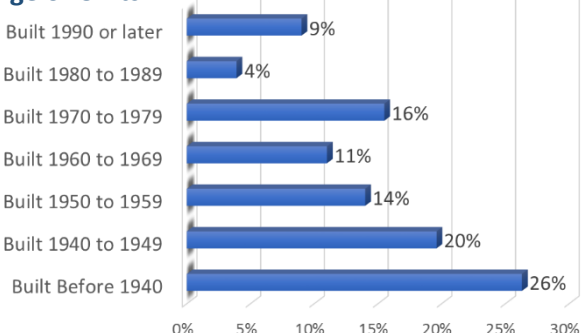
Vacancy:

Vacant Units	3.9%
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Type of Units:

Single Family	78.4%
Multi-Family	19.0%
Mobile Homes Boats RV	2.6%

Age of Units:



Persons Per Occupied Unit: 4.4

Overcrowded Total: 31.0%

Overcrowded Owners	25.9%
Overcrowded Renters	34.2%

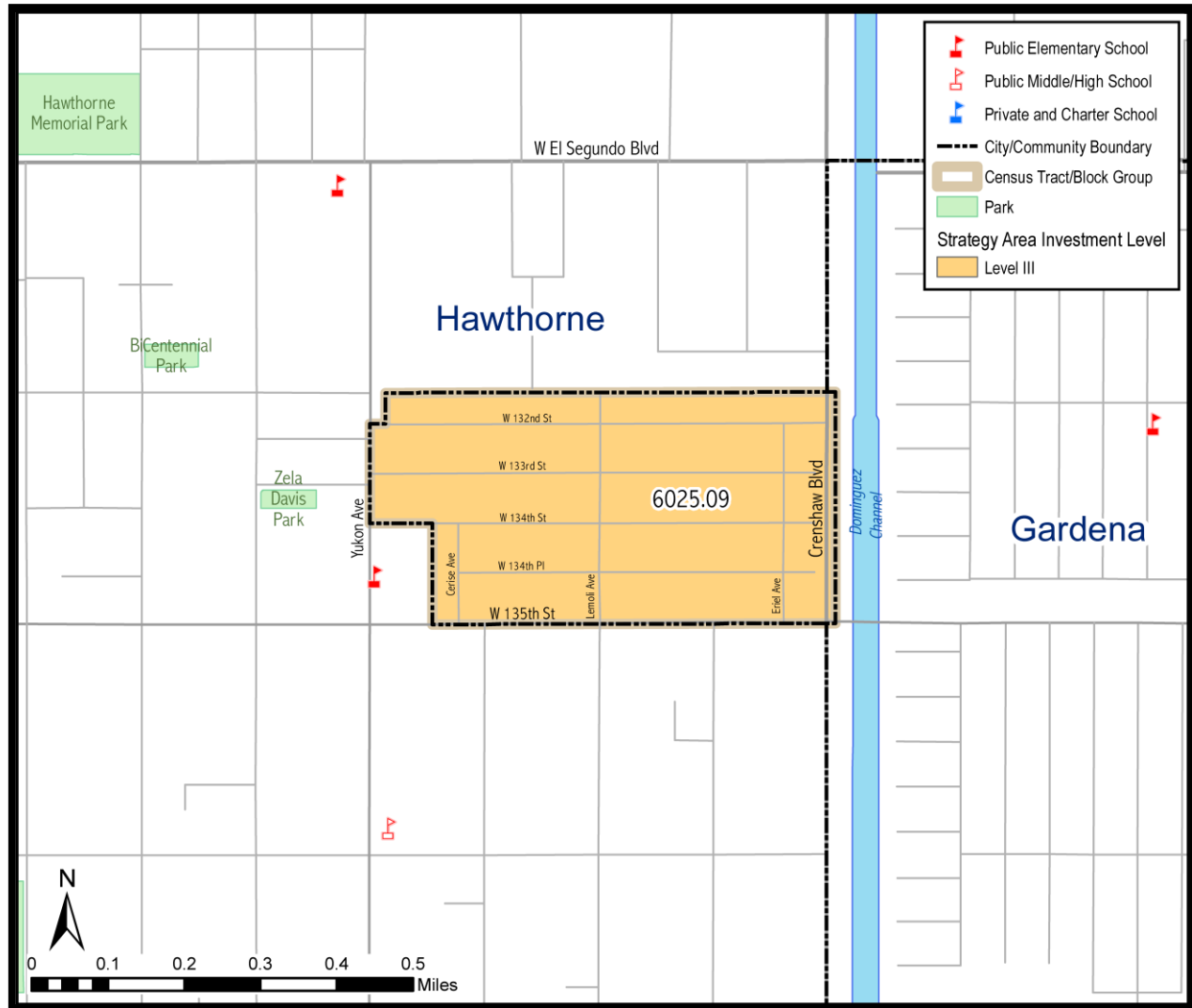
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.5%	0.0%	0.0%
\$200-299	0.4%	0.7%	1.4%	0.5%
\$300-499	0.6%	1.2%	1.6%	0.3%
\$500-749	0.7%	6.8%	5.7%	0.0%
\$750-999	1.4%	9.7%	12.5%	1.1%
\$1000 or More	2.3%	3.3%	30.1%	15.9%
No Cash Rent	0.0%	0.2%	0.0%	2.9%

District 2 – Unincorporated Hawthorne

Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(s): 6025.09/all: 1-2



Physical Description

The area consists of single family housing and two-story apartment complexes. Overall, about 66% of all households are renter-occupied and 18% are overcrowded. Most of the housing stock is in fair condition. The yards and landscaping are poorly maintained. Along Crenshaw Boulevard, there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements.

Commercial Businesses



Multi-Family Housing



Community Development Needs

Selective investment is needed to repair, rehabilitate, and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti is found in isolated areas.



Single Family Housing

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Driveway and sidewalk improvements
- Commercial façade improvements
- Graffiti abatement



Strategy Area: **Unincorporated Hawthorne**

District: **2**

Census Tracts/Block Groups: 6025.09/all: 1-2

Designation:

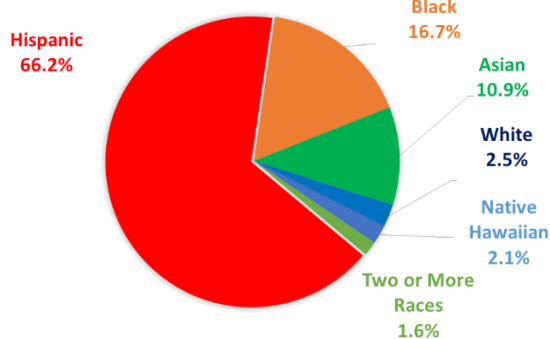
Level III



Demographic Characteristics

Total Population (2010): 1,264

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 68.1%

Median Income: \$40,202
Compare to County Median: 72.0%

Education Level (% of Pop):

Less than 9th grade:	21.0%
Some High School:	14.9%
High school diploma:	23.0%
Some college:	26.8%
College degree:	7.0%
Advance Degree:	6.1%

Unemployed: 5.7%

Households Receiving Public

Assistance: 7.2%

Persons in Poverty: 24.7%

Persons Disabled: 7.5%



Housing Characteristics

Total Units (2010): 348

Occupancy:

Owner Occupied	34.5%
Renter Occupied	65.5%

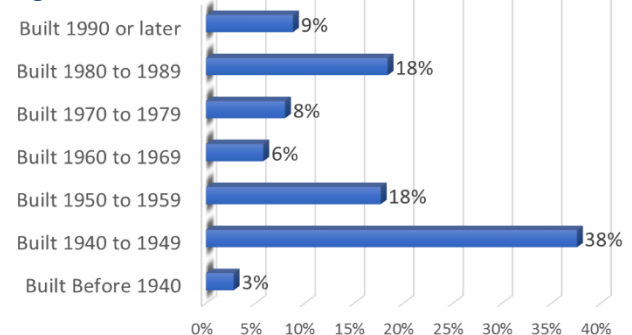
Vacancy:

Vacant Units	7.7%
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Type of Units:

Single Family	56.6%
Multi-Family	43.4%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 3.7

Overcrowded Total:

Overcrowded Owners	11.3%
Overcrowded Renters	26.6%

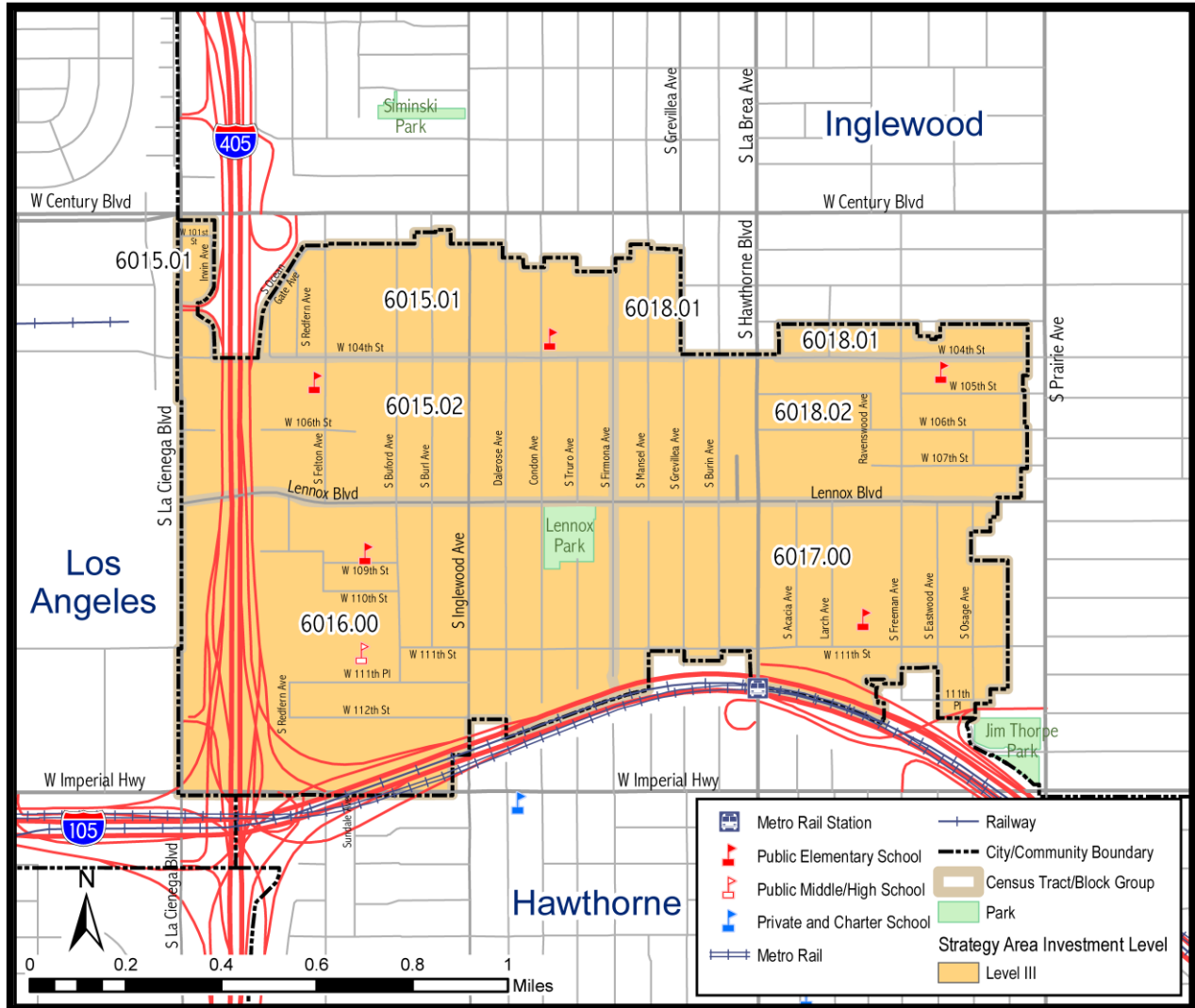
Bedrooms by Gross Rent:

	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	3.2%	10.1%	0.0%	0.0%
\$750-999	0.0%	14.2%	0.0%	0.0%
\$1000 or More	0.0%	9.6%	33.0%	26.1%
No Cash Rent	0.0%	0.0%	0.0%	2.3%

District 2 – Unincorporated Lennox

Level III – Intensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 6015.01/all: 1-2, 6015.02/all: 1-2,
6016.00/all: 1-3, 6017.00/all: 1-4, 6018.01/all: 1-2, 6018.02/all: 1-2



Physical Description

This densely developed area contains a mix of attached and single family dwellings with local-serving businesses located along Hawthorne Boulevard and Lennox Boulevard. The Green Line Light Rail borders the area on the south, and a light rail station is located at Hawthorne Boulevard. Air traffic on approach to LAX creates a substantial noise problem, particularly in the west half of Lennox. About 69% of the units are renter-occupied, and over 36% of all households are overcrowded. Apartment complexes in this area need major rehabilitation.





Single Family Housing



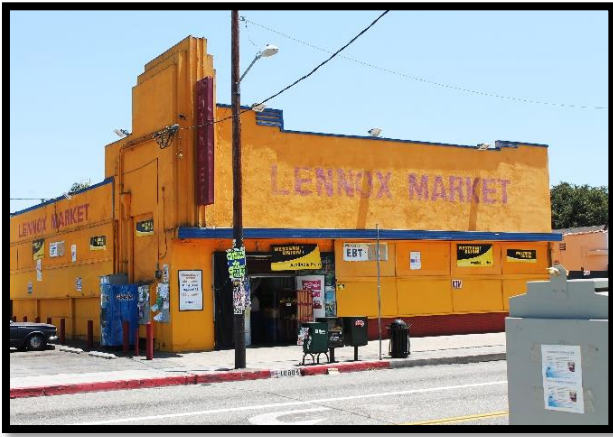
Jet Noise Pollution



Graffiti Abatement Needed

Community Development Needs

It is recommended that, through redevelopment, more noise compatible uses such as light industry be encouraged for this area. Many dwellings need improvements ranging from major maintenance to minor rehabilitation. Street, driveway, and sidewalk improvements are needed in this area. Graffiti removal programs should be implemented.



Community Development Needs

The commercial areas need revitalization and, in some instances, lot consolidation to permit more efficient redevelopment. Inglewood Boulevard and Lennox Boulevard are particularly in need of efforts to strengthen and expand commercial development, clean up vacant properties and storage areas, and bring greater visual consistency to the area.

Commercial Businesses



Public/Private Investment Opportunities

- Commercial revitalization
- Housing rehabilitation/minor home repairs
- Noise attenuation
- Graffiti abatement
- Street/sidewalk improvements

Strategy Area: **Unincorporated Lennox**

District: **2**

Census Tracts/Block Groups: 6015.01/all: 1-2, 6015.02/all: 1-2, 6016.00/all: 1-3, 6017.00/all: 1-4,
6018.01/all: 1-2, 6018.02/all: 1-2

Designation:

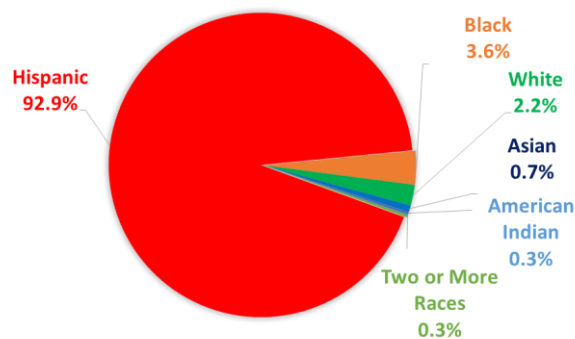
Level III



Demographic Characteristics

Total Population (2010): 16,802

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 80.1%

Median Income: \$35,553
Compare to County Median: 63.6%

Education Level (% of Pop):

Less than 9th grade:	36.2%
Some High School:	18.5%
High school diploma:	21.6%
Some college:	17.2%
College degree:	5.0%
Advance Degree:	1.0%

Unemployed: 11.6%

Households Receiving Public

Assistance: 6.3%

Persons in Poverty: 34.7%

Persons Disabled: 7.1%



Housing Characteristics

Total Units (2010): 4,019

Occupancy:

Owner Occupied	30.9%
Renter Occupied	69.1%

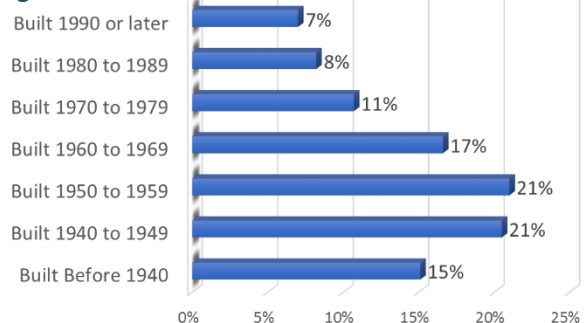
Vacancy:

Vacant Units	4.1%
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Type of Units:

Single Family	61.4%
Multi-Family	37.9%
Mobile Homes Boats RV	0.7%

Age of Units:



Persons Per Occupied Unit: 4.2

Overcrowded Total: 36.4%

Overcrowded Owners	28.6%
Overcrowded Renters	40.0%

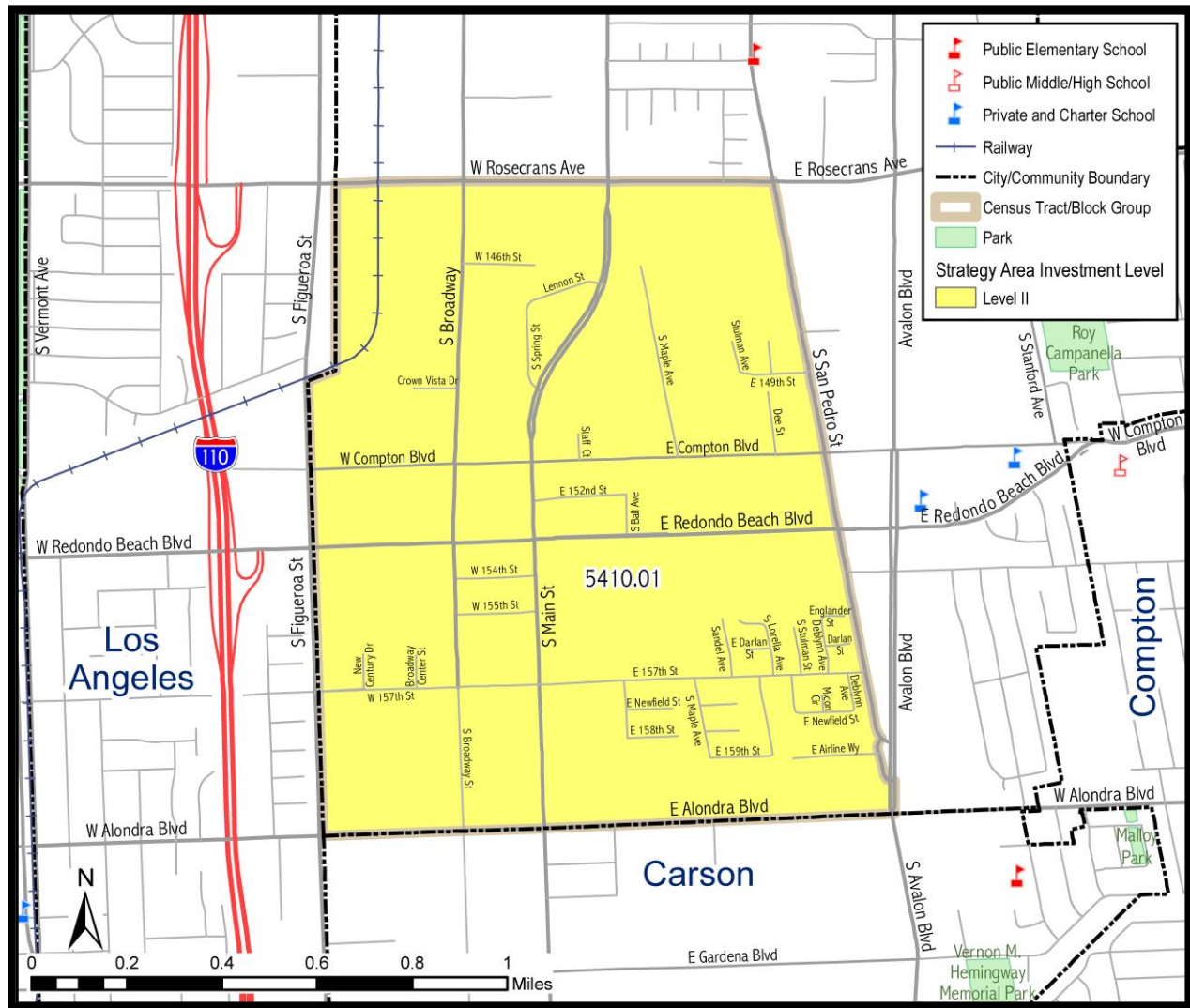
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.7%	0.1%	0.0%
\$200-299	0.1%	0.3%	0.1%	0.0%
\$300-499	0.0%	0.7%	0.6%	0.0%
\$500-749	6.0%	7.0%	0.9%	1.0%
\$750-999	3.0%	20.3%	8.7%	0.9%
\$1000 or More	0.6%	5.3%	29.9%	12.1%
No Cash Rent	0.0%	0.6%	0.3%	0.1%

District 2 – Unincorporated Rosewood/East Gardena

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP: 5410.01/all: 1



Physical Description

This area consists of predominantly industrial and commercial all in standard condition located along Redondo Beach Boulevard, Broadway Street, and Main Street. The majority of the housing is found in the southeast area. The housing consists of single family, owner-occupied residential homes which are in standard condition. Most of the dwellings were built between 1950 and 1969. Owners have pride in ownership. Streets are in fair condition, with some needing repair.





Commercial and Industrial



Single Family Housing



Community Development Needs

Selective investment is needed in this area. Residential dwellings need minor repair. Street repairs are also needed.

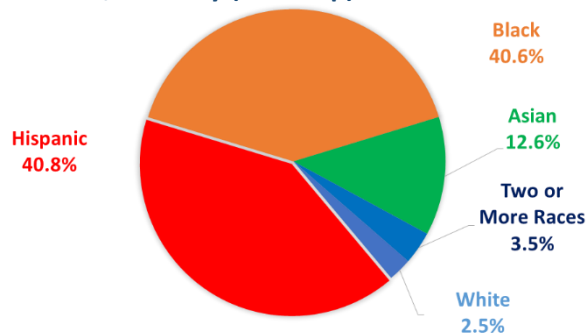
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Street repairs



Census Tracts/Block Groups: 5410.01/all: 1

Designation:

Level II**Demographic Characteristics****Total Population (2010):** 1,164**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 59.5%
Median Income: \$36,806
 Compare to County Median: 65.9%
Education Level (% of Pop):

Less than 9th grade:	14.0%
Some High School:	21.5%
High school diploma:	25.7%
Some college:	23.8%
College degree:	12.9%
Advance Degree:	2.0%

Unemployed 19.0%**Households Receiving Public****Assistance:** 1.7%**Persons in Poverty:** 18.9%**Persons Disabled:** 15.7%**Housing Characteristics****Total Units (2010):** 354**Occupancy:**

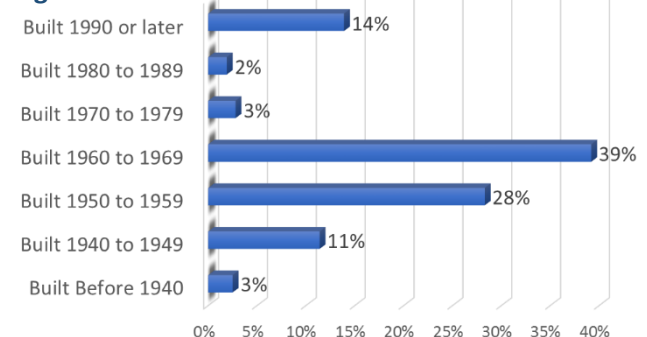
Owner Occupied	86.8%
Renter Occupied	13.2%

Vacancy:

Vacant Units	16.1%
--------------	-------

Type of Units:

Single Family	96.1%
Multi-Family	0.0%
Mobile Homes Boats RV	3.9%

Age of Units:**Persons Per Occupied Unit:** 3.6**Overcrowded Total:** 11.6%

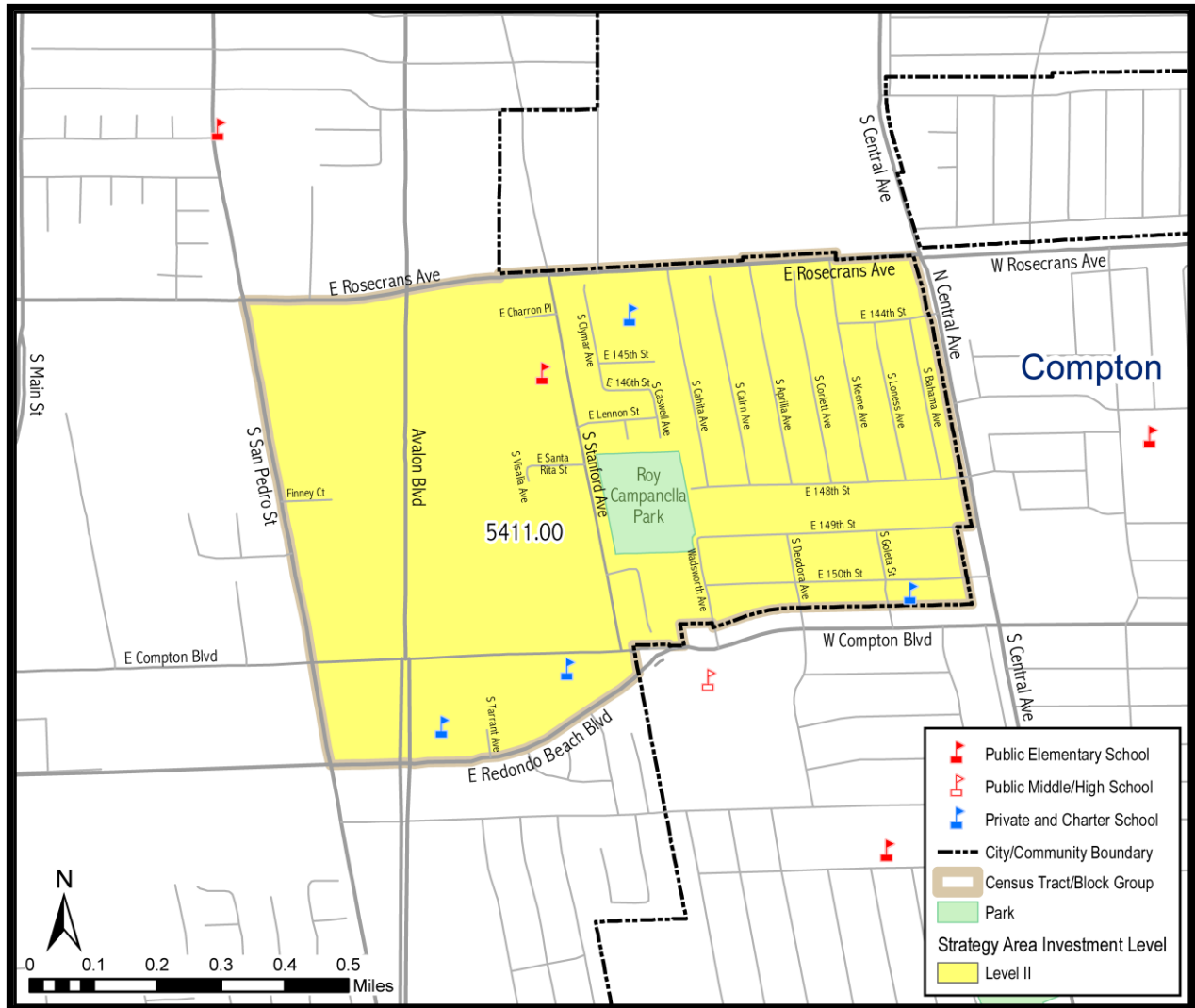
Overcrowded Owners	11.1%
Overcrowded Renters	15.0%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	12.5%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	10.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	5.0%	0.0%
\$750-999	27.5%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	0.0%	35.0%	10.0%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

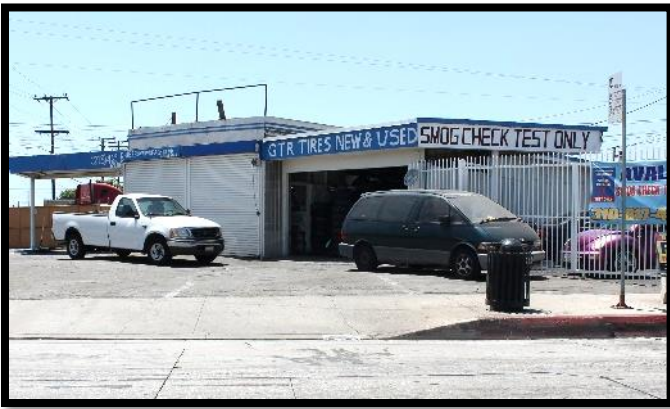
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District 2 - Unincorporated Rosewood/ West Rancho Dominguez Level II - Selective Investment CENSUS TRACT/BLOCK GROUP(s): 5411.00/all: 1-3



Physical Description

This area is split between single family residential and industrial and commercial uses. The dwellings tend to be very small, situated on narrow lots. San Pedro Street is lined with newer light industry. Avalon Boulevard is a mix of commercial, small industrial, large storage, and auto recycling uses. Rosecrans Avenue is lined by residences, with commercial uses at the major streets. Redondo Beach and Compton Boulevards are industrial to the west and residential to the east. There is one vacant lot on Redondo Beach Boulevard and two vacant parcels on Stanford Avenue. Graffiti is evident in isolated areas.



Commercial and Light Industrial

Mobile Home Park



Multi-Family Housing

Community Development Needs

On the west side of this area, about 25% of the dwellings need major rehabilitation. Graffiti removal is needed in spot locations. A number of the residential and non-residential properties need minor improvements. Streets and driveways in this area need major repair.



Single Family Housing

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial and industrial revitalization and development
- Development of vacant or under-utilized residential, commercial and industrial parcels
- Graffiti abatement

Strategy Area: **Unincorporated Rosewood/West Rancho Dominguez**

Census Tracts/Block Groups: 5411.00/all: 1-3

District: **2**

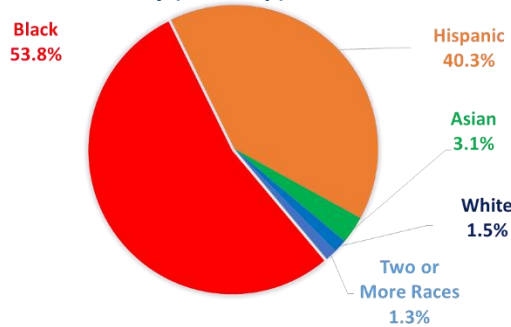
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 2,716

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 63.3%

Median Income: \$42,896
Compare to County Median: 76.8%

Education Level (% of Pop):

Less than 9th grade:	21.1%
Some High School:	10.7%
High school diploma:	18.4%
Some college:	42.4%
College degree:	6.8%
Advance Degree:	0.0%

Unemployed 20.5%

Households Receiving Public

Assistance: 2.7%

Persons in Poverty: 18.0%

Persons Disabled: 16.6%



Housing Characteristics

Total Units (2010): 746

Occupancy:

Owner Occupied	57.4%
Renter Occupied	42.6%

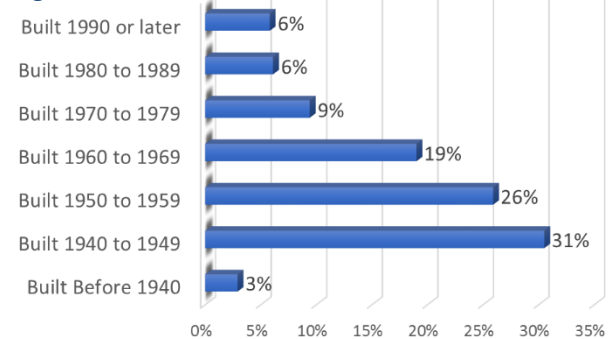
Vacancy:

Vacant Units	7.1%
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Type of Units:

Single Family	71.0%
Multi-Family	20.8%
Mobile Homes Boats RV	8.2%

Age of Units:



Persons Per Occupied Unit: 3.2

Overcrowded Total:

Overcrowded Owners	13.1%
Overcrowded Renters	13.5%

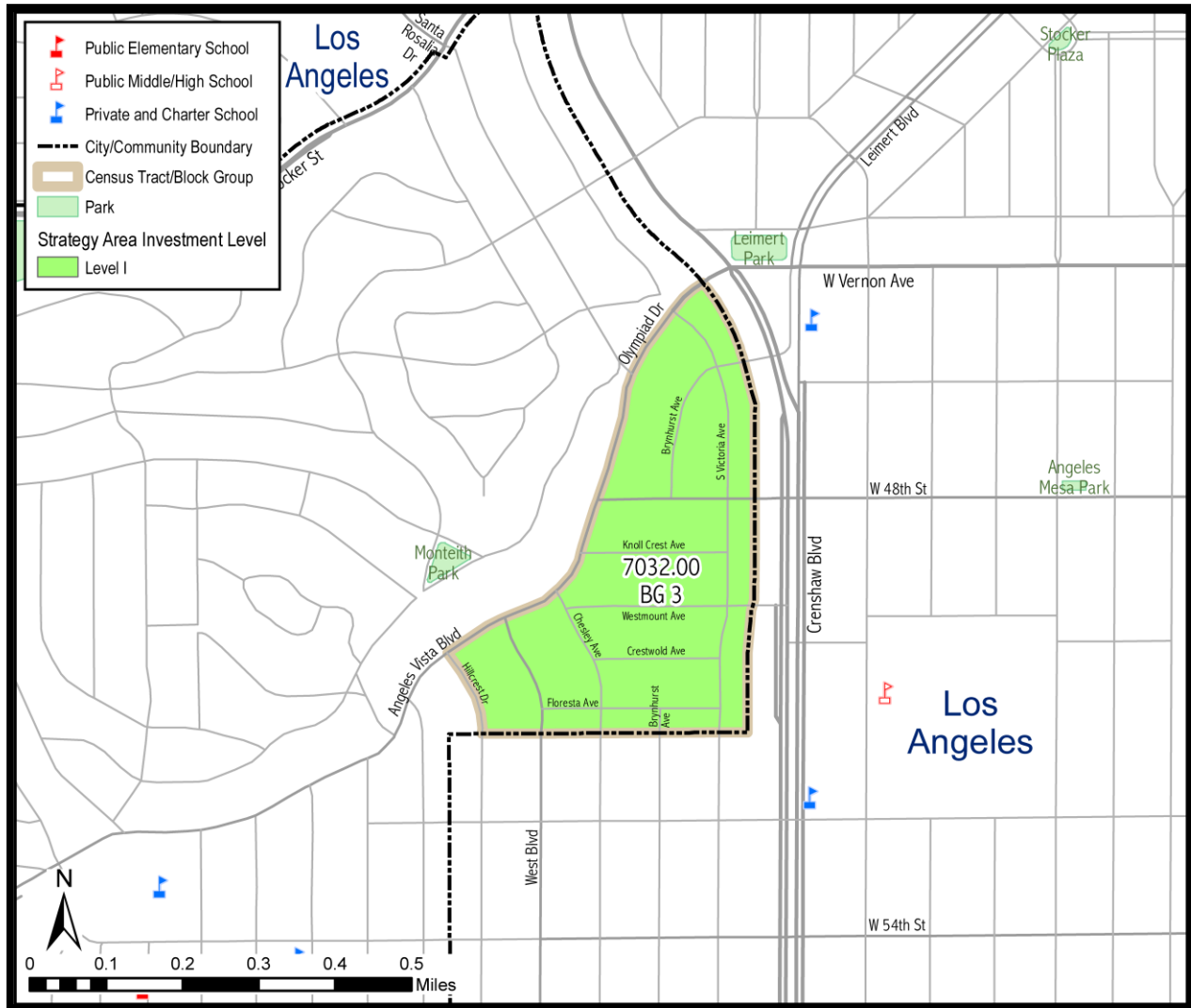
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.6%	0.0%
\$200-299	0.0%	0.0%	0.6%	0.0%
\$300-499	0.0%	0.6%	1.6%	0.0%
\$500-749	0.0%	3.8%	0.0%	0.0%
\$750-999	1.6%	1.6%	13.5%	11.5%
\$1000 or More	0.0%	2.9%	26.0%	22.8%
No Cash Rent	0.0%	0.0%	1.6%	8.3%

District 2 - Unincorporated View Park/Windsor Hills

Level I – Limited Investment

CENSUS TRACT/BLOCK GROUP: 7032.00/3



Physical Description

This hilly area consists of single family, owner-occupied residential homes. Residents have pride in ownership. Homes are in good condition with about 10% of dwellings needing minor repair. Some streets in this area need repair.





Single Family Housing

Community Development Needs

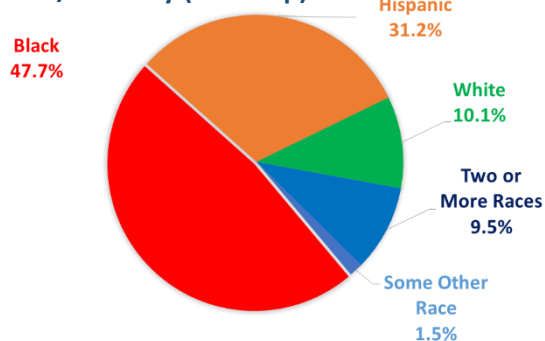
Limited investment is needed. Dwellings are in need of minor repair. Street repairs are also needed in this area, especially on Vernon Avenue.

Private/Public Investment Opportunities

- Minor home repairs
- Street repairs



Census Tracts/Block Groups: 7032.00/3

Designation: **Level I****Demographic Characteristics****Total Population (2010):** 713**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 78.6%
Median Income: \$95,132
 Compare to County Median: 170.3%
Education Level (% of Pop):

Less than 9th grade:	0.0%
Some High School:	12.1%
High school diploma:	21.7%
Some college:	31.5%
College degree:	14.0%
Advance Degree:	20.7%

Unemployed 12.7%**Households Receiving Public****Assistance:** 17.1%**Persons in Poverty:** 11.0%**Persons Disabled:** 13.8%**Housing Characteristics****Total Units (2010):** 271**Occupancy:**

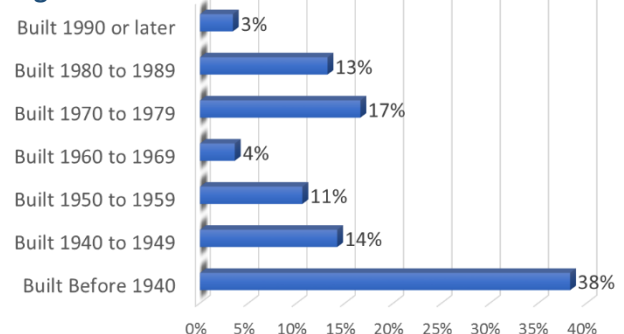
Owner Occupied	81.3%
Renter Occupied	18.7%

Vacancy:

Vacant Units	0.0%
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Type of Units:

Single Family	81.3%
Multi-Family	18.7%
Mobile Homes Boats RV	0.0%

Age of Units:**Persons Per Occupied Unit:** 2.7**Overcrowded Total:** 0.0%

Overcrowded Owners	0.0%
Overcrowded Renters	0.0%

Bedrooms by Gross Rent:

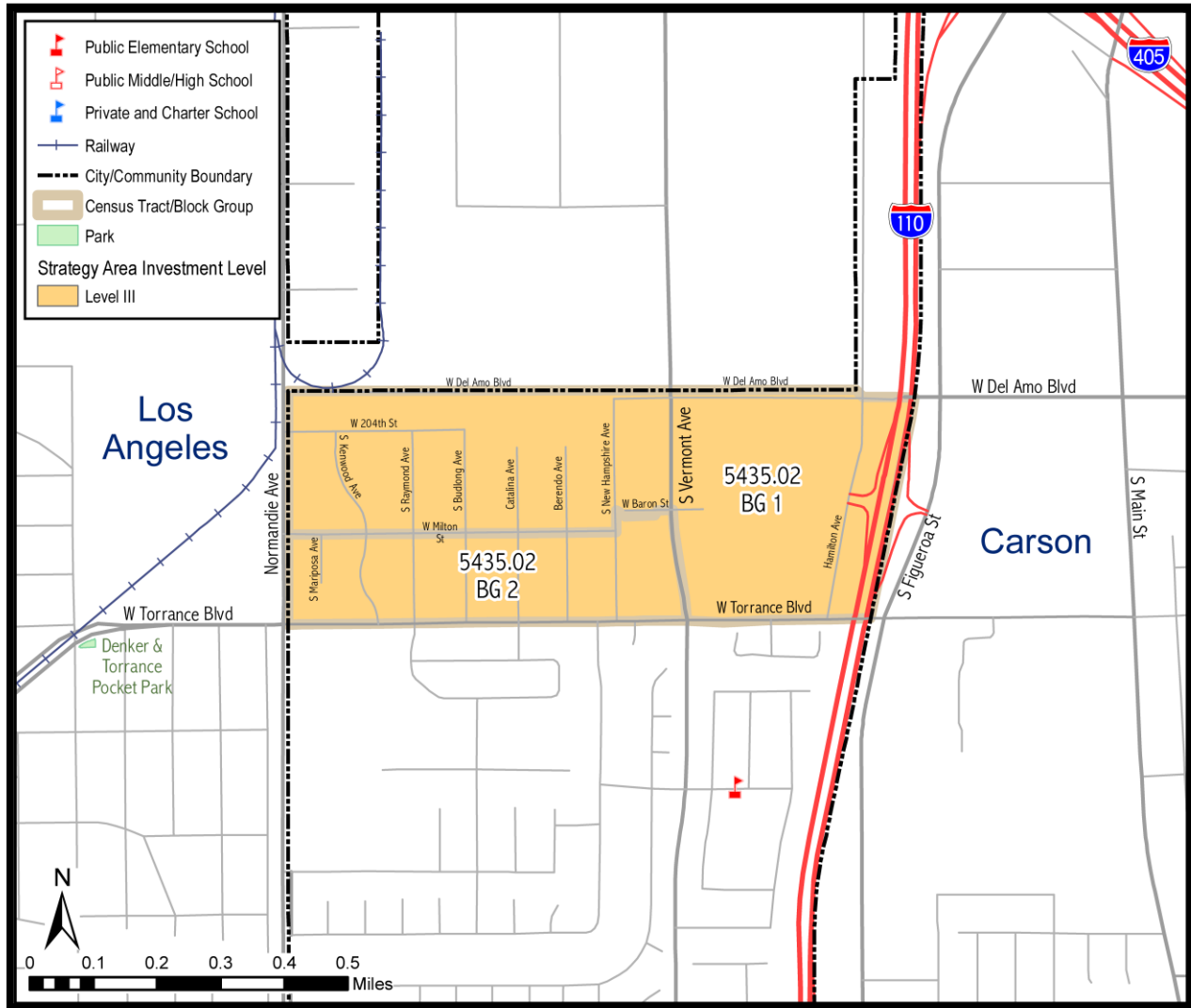
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	0.0%	0.0%	0.0%
\$750-999	0.0%	0.0%	0.0%	0.0%
\$1000 or More	0.0%	29.2%	70.8%	0.0%
No Cash Rent	0.0%	0.0%	0.0%	0.0%

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District 2 - Unincorporated West Carson

Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(S): 5435.02/1,2



Physical Description

This area contains single family residential as well as duplexes. This area is about 49% renter-occupied. About 30% of housing units need repair and rehabilitation. Condominiums are located along West Del Amo Boulevard which are in good to standard condition. Alpine Village is located on Torrance Boulevard which is also in good condition. Graffiti is evident in a few areas.



Single Family Housing

Community Development Needs

Housing rehabilitation is needed in this area. About 30% of housing units need repair or replacement. Some streets and driveways need repair. Graffiti abatement is needed.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repair
- Street and driveway improvements
- Graffiti abatement



Multi-Family Housing



Commercial Businesses

Strategy Area: **Unincorporated West Carson**

District: **2**

Census Tracts/Block Groups: 5435.02/1,2

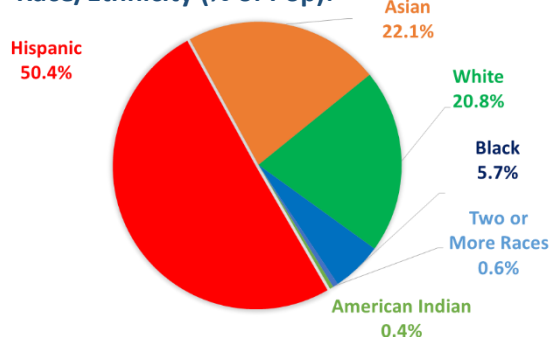
Designation: **Level III**



Demographic Characteristics

Total Population (2010): 2,602

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 66.2%

Median Income: \$59,351
Compare to County Median: 106.2%

Education Level (% of Pop):

Less than 9th grade:	12.9%
Some High School:	16.1%
High school diploma:	23.2%
Some college:	25.0%
College degree:	19.4%
Advance Degree:	3.3%

Unemployed: 16.9%

Households Receiving Public

Assistance: 2.8%

Persons in Poverty: 11.6%

Persons Disabled: 12.1%



Housing Characteristics

Total Units (2010): 833

Occupancy:

Owner Occupied	51.4%
Renter Occupied	48.6%

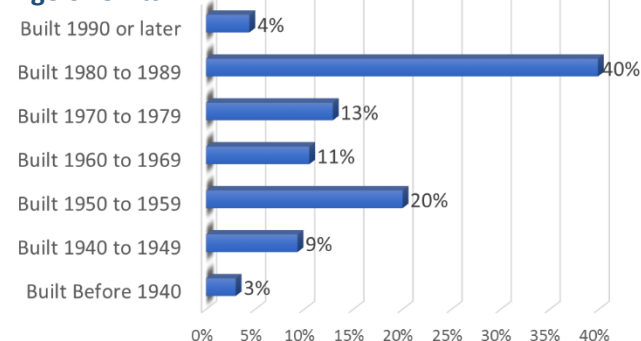
Vacancy:

Vacant Units	11.1%
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Type of Units:

Single Family	54.4%
Multi-Family	45.6%
Mobile Homes Boats RV	0.0%

Age of Units:



Persons Per Occupied Unit: 3.2

Overcrowded Total: 10.8%

Overcrowded Owners	3.1%
Overcrowded Renters	18.9%

Bedrooms by Gross Rent:

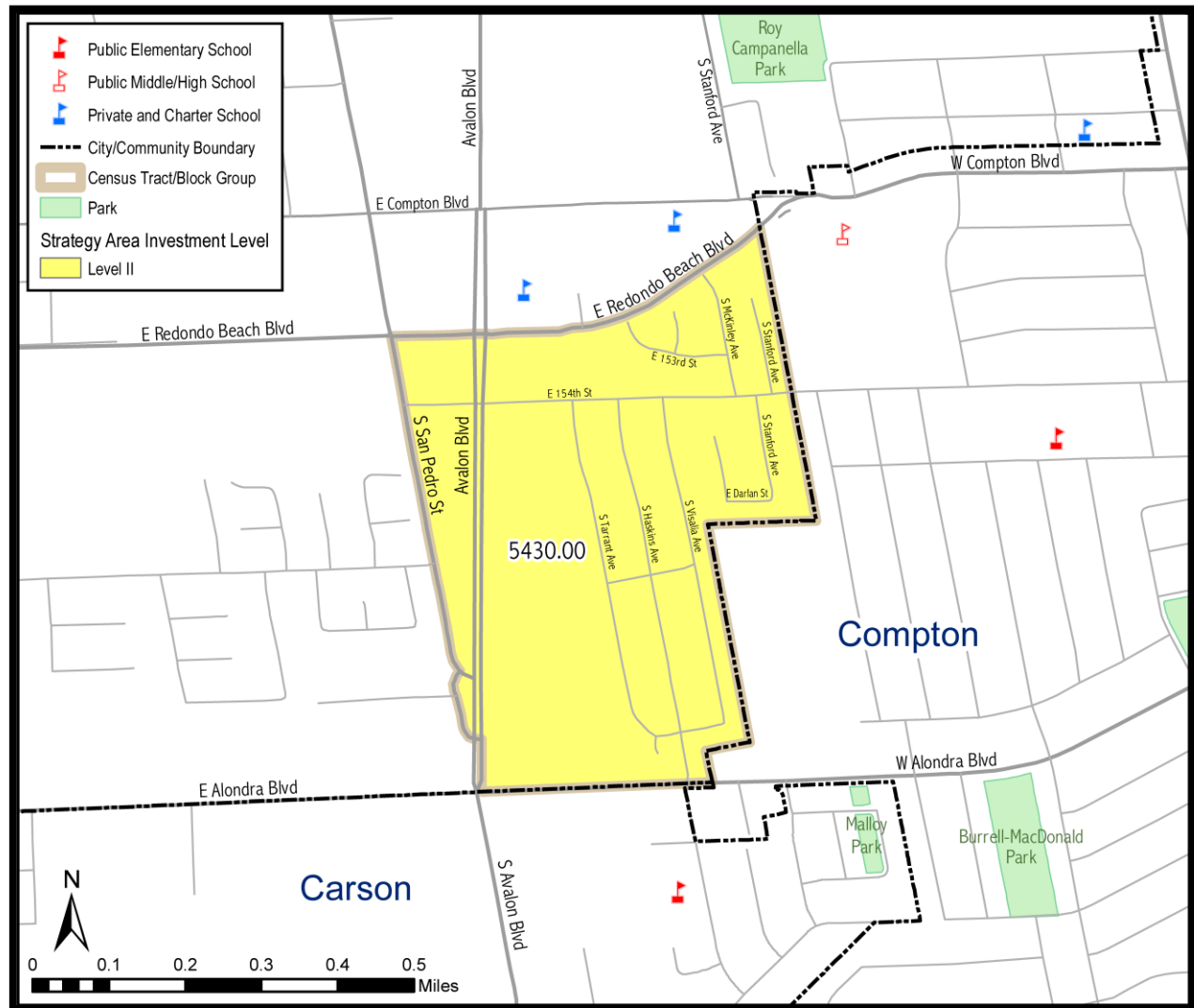
	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	0.0%	0.0%	0.0%
\$300-499	0.0%	0.0%	0.0%	0.0%
\$500-749	0.0%	10.1%	2.3%	0.0%
\$750-999	0.0%	3.3%	3.6%	0.0%
\$1000 or More	0.0%	13.0%	26.7%	28.7%
No Cash Rent	10.1%	0.0%	2.3%	0.0%

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District 2 - Unincorporated West Rancho Dominguez

Level II – Selective Investment

CENSUS TRACT/BLOCK GROUP(s): 5430.00/all: 1,4-5



Physical Description

This area contains a mix between single family residential, industrial, and commercial uses. A large portion of this area consists of commercial and industrial uses lining Redondo Beach Boulevard and Avalon Boulevard which are in good to standard condition. Single family, owner-occupied residential homes are in standard condition. The majority of the dwellings were built between 1940 and 1959.





Commercial Businesses

Community Development Needs

Selective investment is needed to rehabilitate residential homes.

Public/ Private Investment Opportunities

- Housing rehabilitation/minor home repairs



Single Family Housing



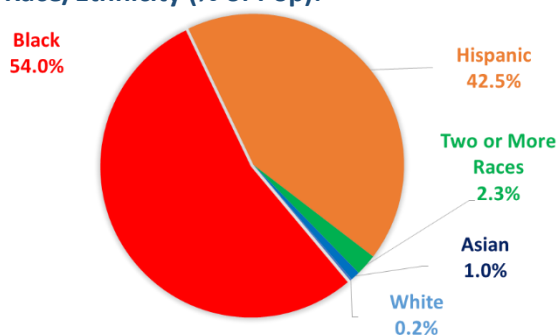
Census Tracts/Block Groups: 5430.00/all: 1, 4-5

Designation: **Level II**

Demographic Characteristics

Total Population (2010): 1,590

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 66.5%

Median Income: \$50,649
Compare to County Median: 90.7%

Education Level (% of Pop):

Less than 9th grade:	15.9%
Some High School:	8.1%
High school diploma:	26.4%
Some college:	40.8%
College degree:	6.2%
Advance Degree:	1.6%

Unemployed: 23.2%

Households Receiving Public

Assistance: 13.4%

Persons in Poverty: 7.7%

Persons Disabled: 9.5%



Housing Characteristics

Total Units (2010): 451

Occupancy:

Owner Occupied	66.0%
Renter Occupied	34.0%

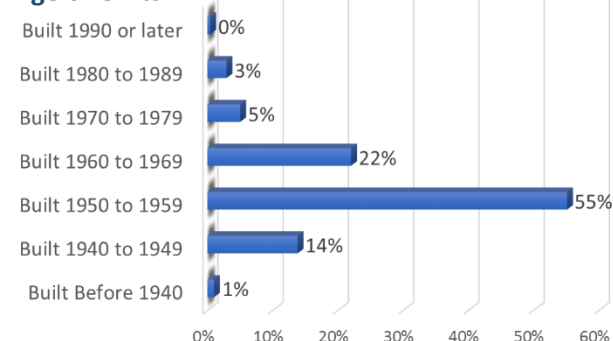
Vacancy:

Vacant Units	0.0%
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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: 3.5

Overcrowded Total: 15.9%

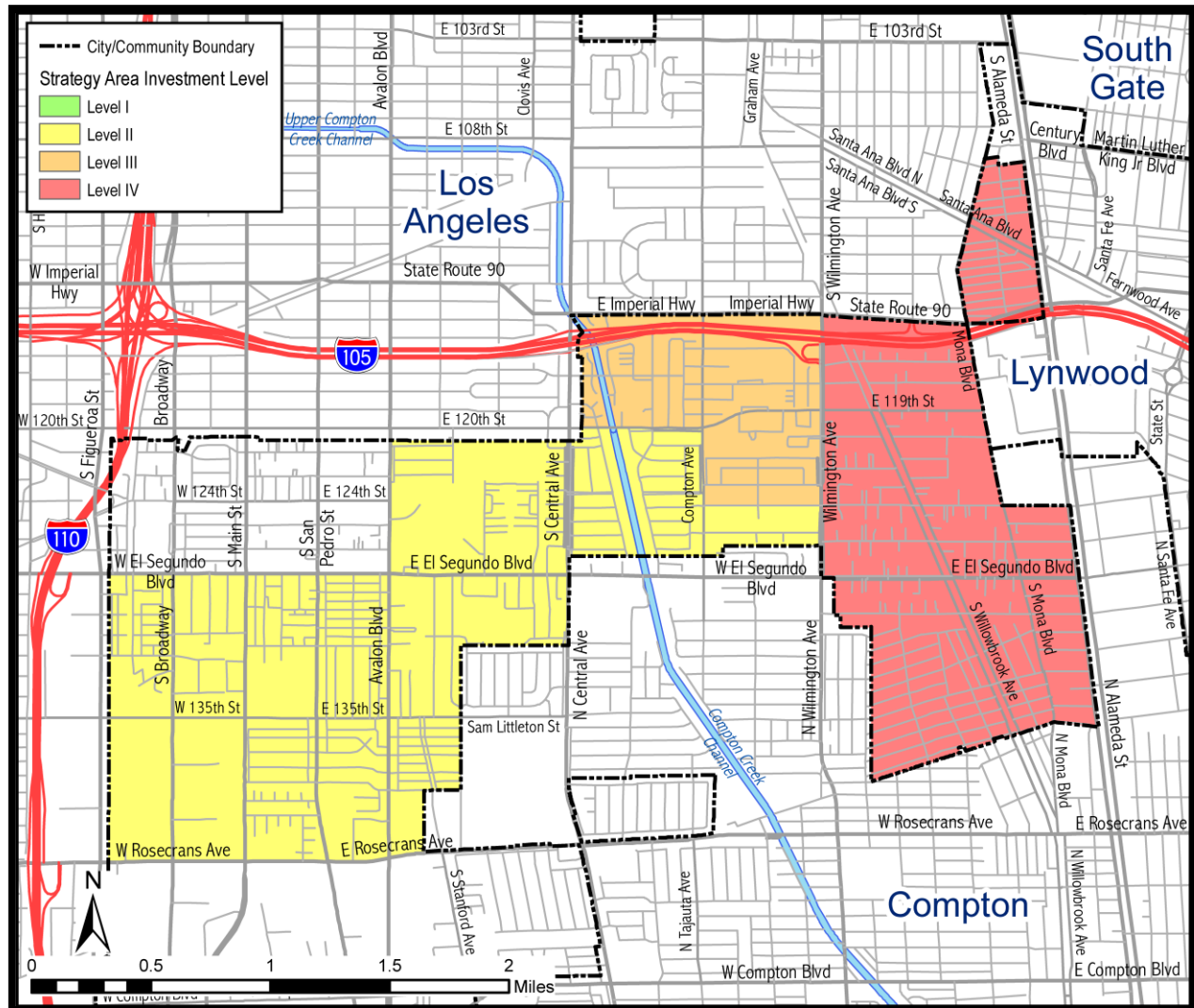
Overcrowded Owners	14.9%
Overcrowded Renters	18.0%

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%	5.6%	0.0%	0.0%
\$500-749	0.0%	2.5%	0.0%	1.9%
\$750-999	0.0%	0.0%	28.6%	1.2%
\$1000 or More	0.0%	3.7%	17.4%	32.9%
No Cash Rent	0.0%	0.0%	3.1%	0.0%

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Unincorporated Willowbrook – Area Overview



Physical Description

The Willowbrook community is characterized by a full range of uses. Residential areas are predominantly single family. Light to heavy industry is concentrated in the southwest. Local-serving commercial development is focused along portions of the major thoroughfares. The 105 Freeway and Green Line Light Rail traverse the north edge of this area, and there is a Light Rail station at Wilmington Avenue. The Blue Line Light Rail runs along Willowbrook Avenue, with a station at Imperial Highway immediately adjacent to the Green Line Station. While there are significant pockets of well-kept properties, overall, the community demonstrates a pattern of disinvestment with areas of severe deterioration and graffiti.

Community Development Needs

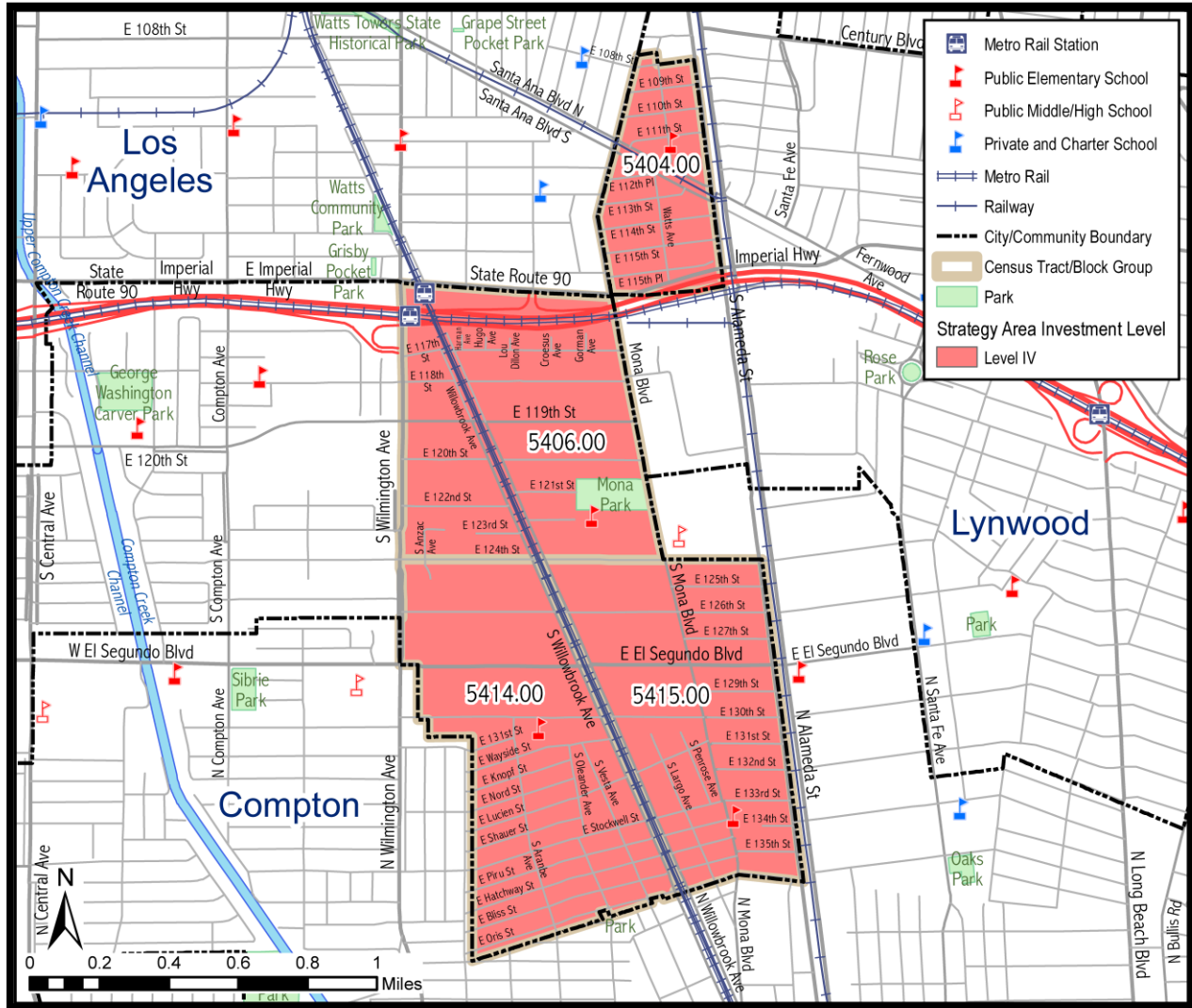
Revitalization opportunities are presented by the King Hospital/Drew Medical Center, the 105 Freeway, and the Light Rail station. Residential investment is needed in most areas and graffiti abatement efforts are needed in scattered areas.

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District 2 – Unincorporated Willowbrook IV

Level IV – Extensive Investment

CENSUS TRACT(S)/BLOCK GROUP(S): 5404.00/all: 1-2, 5406.00/all: 1-2,
5414.00/all: 1-5, 5415.00/all: 1-4



Physical Description

This area is primarily comprised of single family residential units with about 10% being newer infill housing. Nearly 24% of the units are low-rise apartments or duplexes. Housing areas suffer significantly from deterioration and blight. About 28% of the households are overcrowded. Commercial development is dominated by the new Kenneth Hahn Plaza at Wilmington Avenue and 119th Street, which is in good condition. Other local commercial uses are scattered at major intersections and are largely deteriorated. Old industrial and auto-related commercial development is found along Alameda Street; a large metal forge property is abandoned. Stations of the Blue and Green Light Rail Lines are located adjacent to each other at Wilmington Avenue and the 105 Freeway. Commercial development on El Segundo Boulevard needs major rehabilitation in order to enhance the area. Graffiti is found in spot locations.

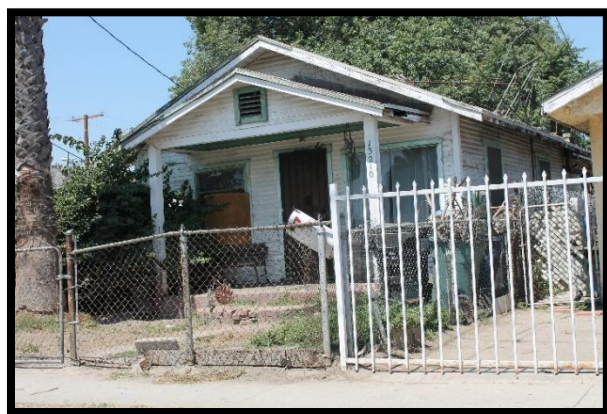


Commercial Businesses



Community Development Needs

A long-term community revitalization plan is needed, incorporating strategies to replace up to 25% of the housing stock and rehabilitate a majority of the remaining units. Development opportunities are created by the pedestrian and auto traffic from the Light Rail station and the 105 Freeway. Vacant surplus land along the freeway, mostly along Imperial Highway, has development potential. Sidewalk, driveway, and street improvements are needed in this area.



Single Family Housing



Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development

Strategy Area: **Unincorporated Willowbrook IV**

District: **2**

Census Tracts/Block Groups: 5404.00/all: 1-2, 5406.00/all: 1-2, 5414.00/all: 1-5, 5415.00/all: 1-4

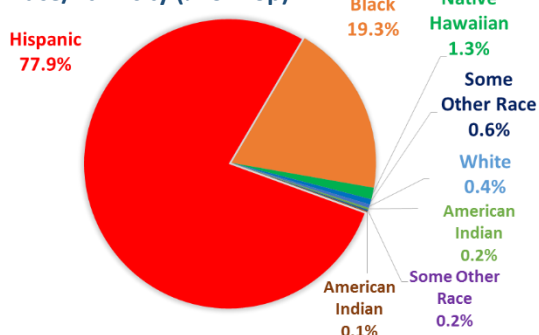
Designation: **Level IV**



Demographic Characteristics

Total Population (2010): 19,803

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 83.3%

Median Income: \$37,264
Compare to County Median: 66.7%

Education Level (% of Pop):

Less than 9th grade:	32.3%
Some High School:	21.6%
High school diploma:	23.6%
Some college:	20.2%
College degree:	1.9%
Advance Degree:	0.4%

Unemployed: 17.2%

Households Receiving Public

Assistance: 14.5%

Persons in Poverty: 35.1%

Persons Disabled: 9.1%



Housing Characteristics

Total Units (2010): 4,568

Occupancy:

Owner Occupied	37.7%
Renter Occupied	62.3%

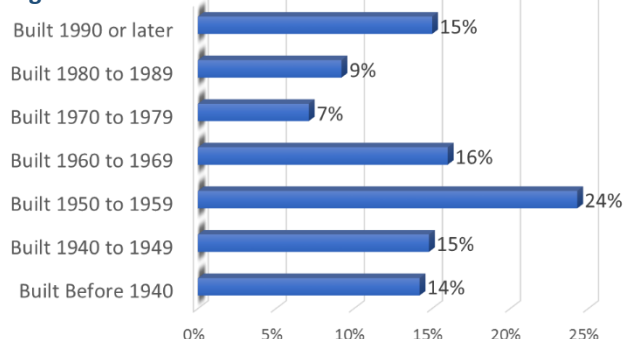
Vacancy:

Vacant Units	6.7%
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Type of Units:

Single Family	76.0%
Multi-Family	23.5%
Mobile Homes Boats RV	0.5%

Age of Units:



Persons Per Occupied Unit: 4.5

Overcrowded Total:

Overcrowded Owners	26.3%
Overcrowded Renters	29.1%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	2.2%	0.7%	0.4%
\$200-299	0.0%	1.7%	0.0%	0.0%
\$300-499	2.6%	2.4%	1.8%	0.0%
\$500-749	3.8%	5.8%	4.0%	3.9%
\$750-999	1.5%	6.5%	7.5%	2.8%
\$1000 or More	1.9%	2.1%	18.0%	25.2%
No Cash Rent	0.0%	0.0%	2.6%	2.6%

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District 2 – Unincorporated Willowbrook III

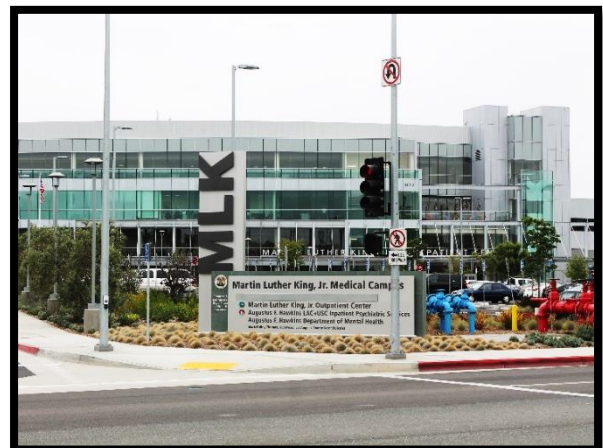
Level III – Intensive Investment

CENSUS TRACT/BLOCK GROUP(s): 5407.00/all: 1-3



Physical Description

The area just north of the Martin Luther Community Hospital/Charles Drew University is largely transitioned to medical-related, quasi-public uses and multi-family residential units. There are several blocks of single and attached dwellings between 119th Street and the 105 Freeway, which are mostly in deteriorated condition. Single family development immediately south of the hospital is generally in standard to good condition. Graffiti is found in isolated areas.





Multi-Family Housing



Community Development Needs

Continued investment is needed north of the hospital in order to continue to enhance the area. A comprehensive program of residential improvement is needed to rehabilitate approximately 25% of the housing stock and to attract private investment of the remaining units. Development of numerous vacant properties along the 105 Freeway and revitalization of properties near the Light Rail Stations offer opportunities for community enhancement.



Single Family Housing



Public/Private Investment Opportunities

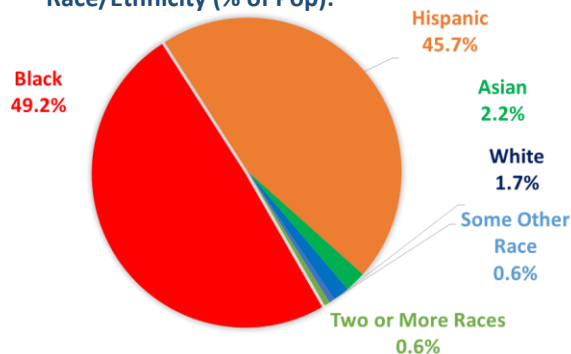
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development
- Graffiti abatement

Vacant Properties



Graffiti Abatement Needed

Census Tracts/Block Groups: 5407.00/all: 1-3

Designation: **Level III****Demographic Characteristics****Total Population (2010):** 3,014**Race/Ethnicity (% of Pop):****Low- and Moderate-Income Persons:** 67.0%**Median Income:** \$45,221
Compare to County Median: 80.9%**Education Level (% of Pop):**

Less than 9th grade:	14.6%
Some High School:	9.5%
High school diploma:	24.4%
Some college:	32.6%
College degree:	11.1%
Advance Degree:	7.7%

Unemployed 21.9%**Households Receiving Public****Assistance:** 15.6%**Persons in Poverty:** 18.9%**Persons Disabled:** 12.7%**Housing Characteristics****Total Units (2010):** 778**Occupancy:**

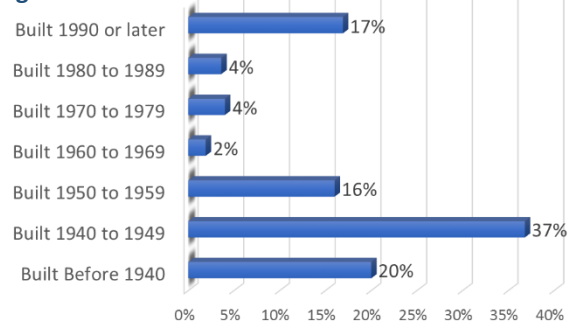
Owner Occupied	43.4%
Renter Occupied	56.6%

Vacancy:

Vacant Units	8.3%
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Type of Units:

Single Family	86.0%
Multi-Family	12.4%
Mobile Homes Boats RV	1.6%

Age of Units:**Persons Per Occupied Unit:** 4.3**Overcrowded Total:** 20.0%

Overcrowded Owners	23.4%
Overcrowded Renters	17.5%

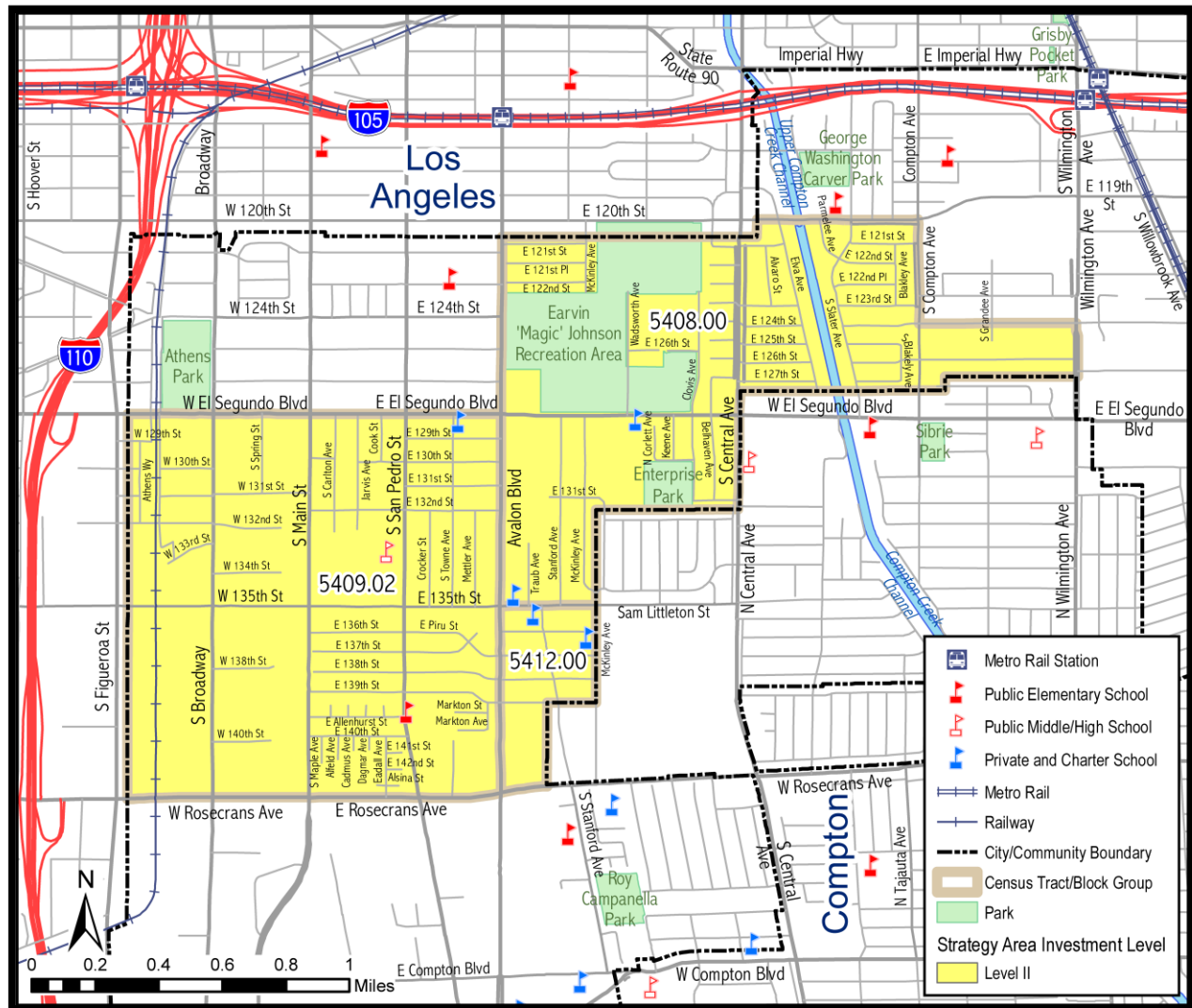
Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	1.4%	0.0%	0.0%
\$300-499	0.0%	1.4%	1.4%	0.0%
\$500-749	0.0%	3.6%	1.7%	5.5%
\$750-999	0.0%	0.0%	2.4%	5.5%
\$1000 or More	0.0%	12.7%	30.4%	32.8%
No Cash Rent	0.0%	0.0%	0.0%	1.2%

District 2 – Unincorporated Willowbrook II

Level II – Selective Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 5408.00/all: 1-5, 5409.02/all: 1-4, 5412.00/all:4



Physical Description

The southwest portion of this area mostly contains light and heavy industry, with local and auto-related commercial interspersed. There is a large commercial center on the southeast corner of Avalon and El Segundo Boulevards. Vacant, underutilized, and deteriorated properties are mixed in with standard condition industrial facilities. Northeast of Main Street and Rosecrans Avenue is an area of very well-maintained homes. There is a trailer park located on San Pedro Street and 127th Street that is overcrowded and deteriorating. There are people residing in recreational vehicles (RV's) that are parked in some of the industrial areas. Areas further north and east are predominantly single family residential with a few apartment complexes. Most areas are relatively well-maintained with tidy homes and tree-lined streets. However, a few areas have properties with severely deteriorated units. The streets, curbs, and sidewalks in this area need improvement. Graffiti is found in isolated areas.



Commercial Businesses



Vacant Businesses and Properties

Single Family Housing



Mobile Home Park and Recreational Vehicles



Community Development Needs

Commercial/industrial revitalization and site specific rehabilitation are needed. Targeted residential replacement or rehabilitation is required to assist specific properties and areas. The area is in need of street, sidewalk, and driveway improvements.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development
- Graffiti removal

Multi-Family Housing



Strategy Area: **Unincorporated Willowbrook II**

District: **2**

Census Tracts/Block Groups: 5408.00/all: 1-5, 5409.02/all: 1-4, 5412.00/all: 4

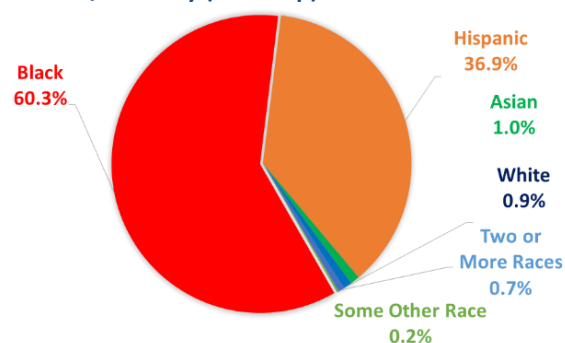
Designation: **Level II**



Demographic Characteristics

Total Population (2010): 9,914

Race/Ethnicity (% of Pop):



Low- and Moderate-Income Persons: 63.3%

Median Income: \$44,937
Compare to County Median: 80.4%

Education Level (% of Pop):

Less than 9th grade:	12.4%
Some High School:	12.6%
High school diploma:	28.6%
Some college:	33.5%
College degree:	9.8%
Advance Degree:	3.1%

Unemployed: 12.8%

Households Receiving Public

Assistance: 8.7%

Persons in Poverty: 15.1%

Persons Disabled: 12.2%



Housing Characteristics

Total Units (2010): 3,355

Occupancy:

Owner Occupied	62.5%
Renter Occupied	37.5%

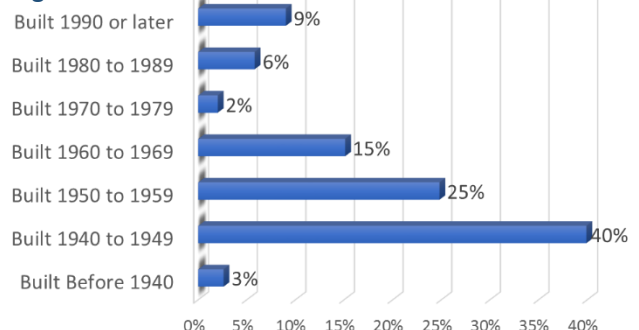
Vacancy:

Vacant Units	6.8%
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Type of Units:

Single Family	88.0%
Multi-Family	11.6%
Mobile Homes Boats RV	0.4%

Age of Units:



Persons Per Occupied Unit: 3.5

Overcrowded Total:

Overcrowded Owners	9.2%
Overcrowded Renters	14.4%

Bedrooms by Gross Rent:

	None	1	2	3+
\$0-199	0.0%	0.1%	0.0%	0.0%
\$200-299	0.6%	5.6%	2.1%	0.1%
\$300-499	3.1%	2.0%	3.0%	0.0%
\$500-749	0.0%	3.6%	1.2%	0.9%
\$750-999	0.0%	2.7%	13.0%	9.0%
\$1000 or More	0.0%	0.1%	22.6%	27.7%
No Cash Rent	0.0%	0.0%	0.8%	1.2%