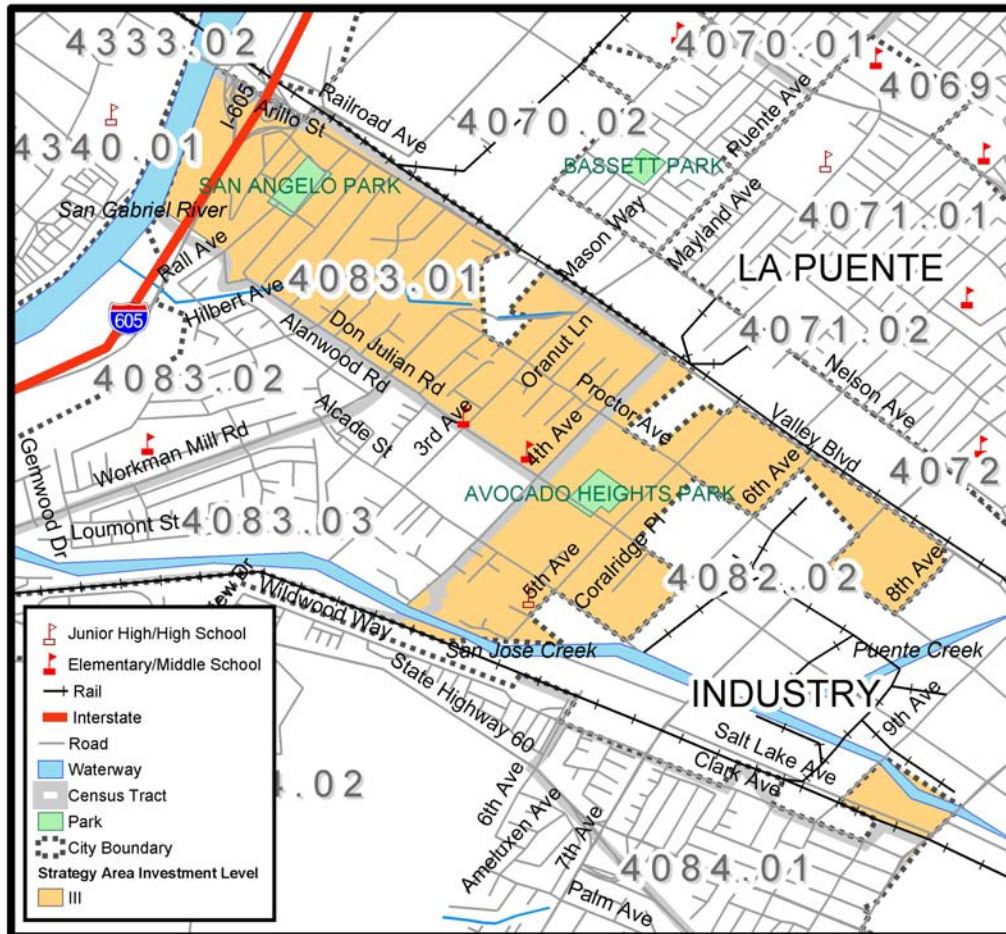


Avocado Heights-Bassett



Physical Description

The northwest portion of this area contains single-family homes and a local park. To the southeast, development becomes a mix of single-family dwellings, and industrial plants and centers. The residences are in increasingly poorer condition. The large lots contain stored vehicles and equipment. Single-family dwellings predominate along the southwesterly side of the area, with many equestrian properties. Valley Boulevard is lined with strip centers, auto-related commercials, light industrial uses, a mobile home park, and a dozen or so dwelling units. There is a mix of old structures in generally poor condition and

newer industrial and commercial centers in good condition. Graffiti is also prevalent.

Community Development Needs

Major investment is needed for revitalization of most retail businesses along Valley Boulevard. Many of the residential properties, particularly toward the southeast, need major rehabilitation and clean-up. It should be noted, however, that much of the southeasterly area is rapidly being redeveloped into industrial parks. Graffiti removal efforts are needed.

STRATEGY AREA: Avocado Heights-Bassett

DISTRICT: 1

CENSUS TRACT(s)/BLOCK GROUP(s): 4082.02/all: 1-3, 4083.01/all: 1-2

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Neighborhood clean-up	
Commercial revitalization	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	7,551	Total Units	1,691			
Race/Ethnicity (% of Pop.)		Occupancy				
White	7.3%	Renter-Occupied	39.7%			
Black	0.4%	Owner-Occupied	60.3%			
Asian	7.8%	Vacant Units	37			
American Indian/Alaskan Native	0.0%	(% of Total Units)	2.2%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	92.0%			
Two or more Races	1.4%	Duplex/Multifamily	1.4%			
Hispanic	83.1%	Mobile Home, Boat, RV, etc	6.6%			
Low-Income persons	58.0%	Age of Units				
Median Income	\$38,106	Built before 1940	8.3%			
Compared to County Median	90.3%	Built 1940 to 1949	12.2%			
Education Level (% of Pop.)		Built 1950 to 1979	68.1%			
Less than 9th grade	35.5%	Built 1980 or later	11.4%			
Some High School	22.3%	Persons per Occupied Unit	4.5			
High School Diploma	17.8%	Overcrowded	21%			
Some College	18.5%	Renters	19.3%			
College Degree	4.6%	Owners	22.3%			
Advanced/Graduate Degree	1.3%	Bedrooms by Gross Rent				
		(% of Total Rentals)				
Unemployed	9.5%		None	1	2	3
Male (of % employable males)	9.1%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	10.1%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	8.3%	\$300-499	1.1%	4.4%	4.9%	0.0%
Persons in Poverty	24.7%	\$500-749	3.4%	8.5%	19.2%	6.4%
		\$750-999	1.6%	11.7%	13.5%	8.1%
		\$1000+	0.8%	0.0%	6.9%	9.5%