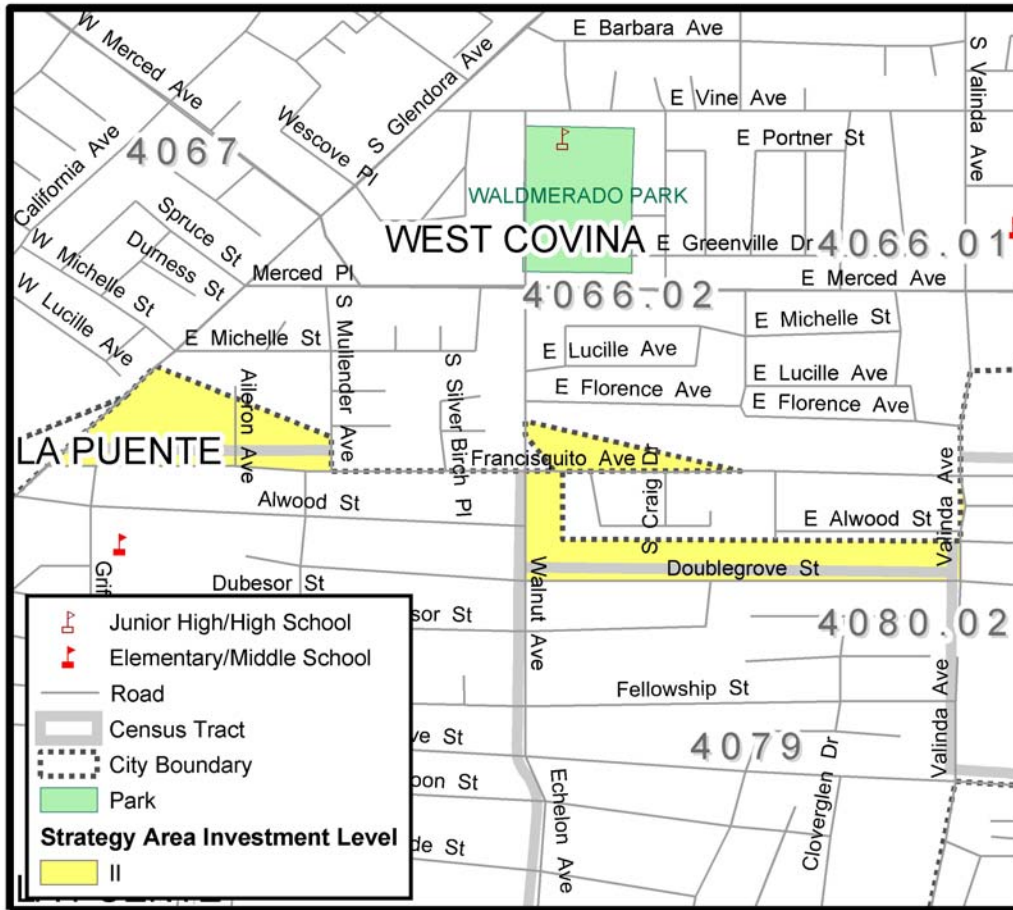


Covina Islands (Citrus)



Physical Description

This is a discontinuous area consisting of a mix of housing and small commercial uses. Generally, the area has no sidewalks and streetlights. The easterly portion of this area contains predominantly single-family, owner occupied housing in good condition. The westerly portion includes a mix of single-family and multi-family housing in good to fair condition. This area also includes a small strip mall in standard condition and a vacant gasoline station at the corner of Walnut Avenue and Francisquito in need of revitalization.

Due to Congressional redistricting, the adjusted population of this Strategy Area is 1,039.

Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Also, the vacant gas station could benefit from commercial rehabilitation or façade improvement. Streets lights are also needed near the multi-family units (duplexes) along Francisquito Avenue.

STRATEGY AREA: Covina Islands (Citrus)

DISTRICT: 1

CENSUS TRACT(s)/BLOCK GROUP(s): 4066.02/all: 4

DESIGNATION: II –Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Commercial revitalization	
Public works improvements	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	1,262	Total Units	262			
Race/Ethnicity (% of Pop.)		Occupancy				
White	5.4%	Renter-Occupied	65.6%			
Black	4.0%	Owner-Occupied	34.4%			
Asian	1.1%	Vacant Units	12			
American Indian/Alaskan Native	0.0%	(% of Total Units)	4.6%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.6%	Single-family units	56.5%			
Two or more Races	0.0%	Duplex/Multifamily	43.5%			
Hispanic	88.9%	Mobile Home, Boat, RV, etc	0.0%			
Low-Income persons	55.8%	Age of Units				
Median Income	\$34,167	Built before 1940	2.7%			
Compared to County Median	81.0%	Built 1940 to 1949	8.0%			
Education Level (% of Pop.)		Built 1950 to 1979	76.0%			
Less than 9th grade	32.1%	Built 1980 or later	13.4%			
Some High School	22.8%	Persons per Occupied Unit	5.0			
High School Diploma	14.1%	Overcrowded	34%			
Some College	24.2%	Renters	47.2%			
College Degree	3.8%	Owners	8.0%			
Advanced/Graduate Degree	3.1%	Bedrooms by Gross Rent				
Unemployed	13.5%	(% of Total Rentals)				
Male (of % employable males)	2.7%		None	1	2	3
Female (of % employable females)	30.0%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	2.6%	\$200-299	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	14.4%	\$300-499	0.0%	0.0%	0.0%	0.0%
		\$500-749	7.3%	14.0%	14.0%	0.0%
		\$750-999	11.0%	20.7%	19.5%	4.3%
		\$1000+	0.0%	3.0%	0.0%	6.1%