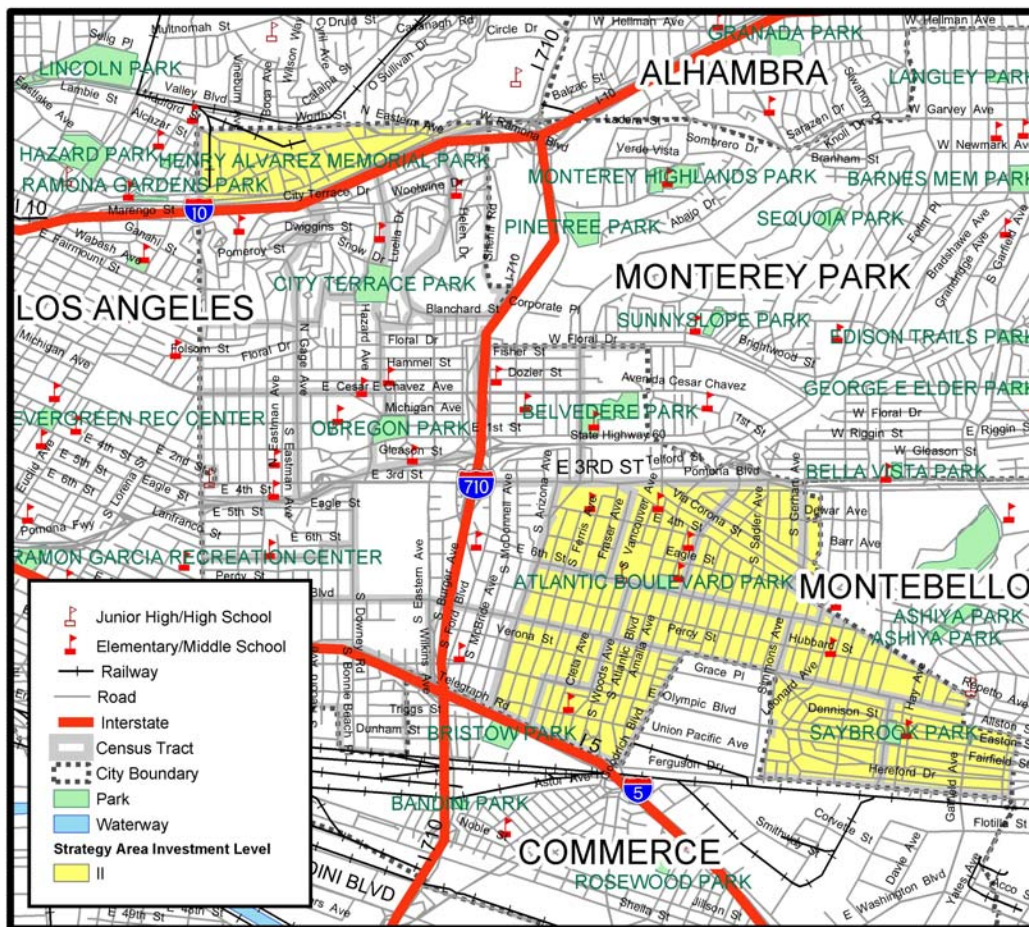


East Los Angeles (Belvedere/City Terrace/Eastmont) II



(closer views of this area follow)

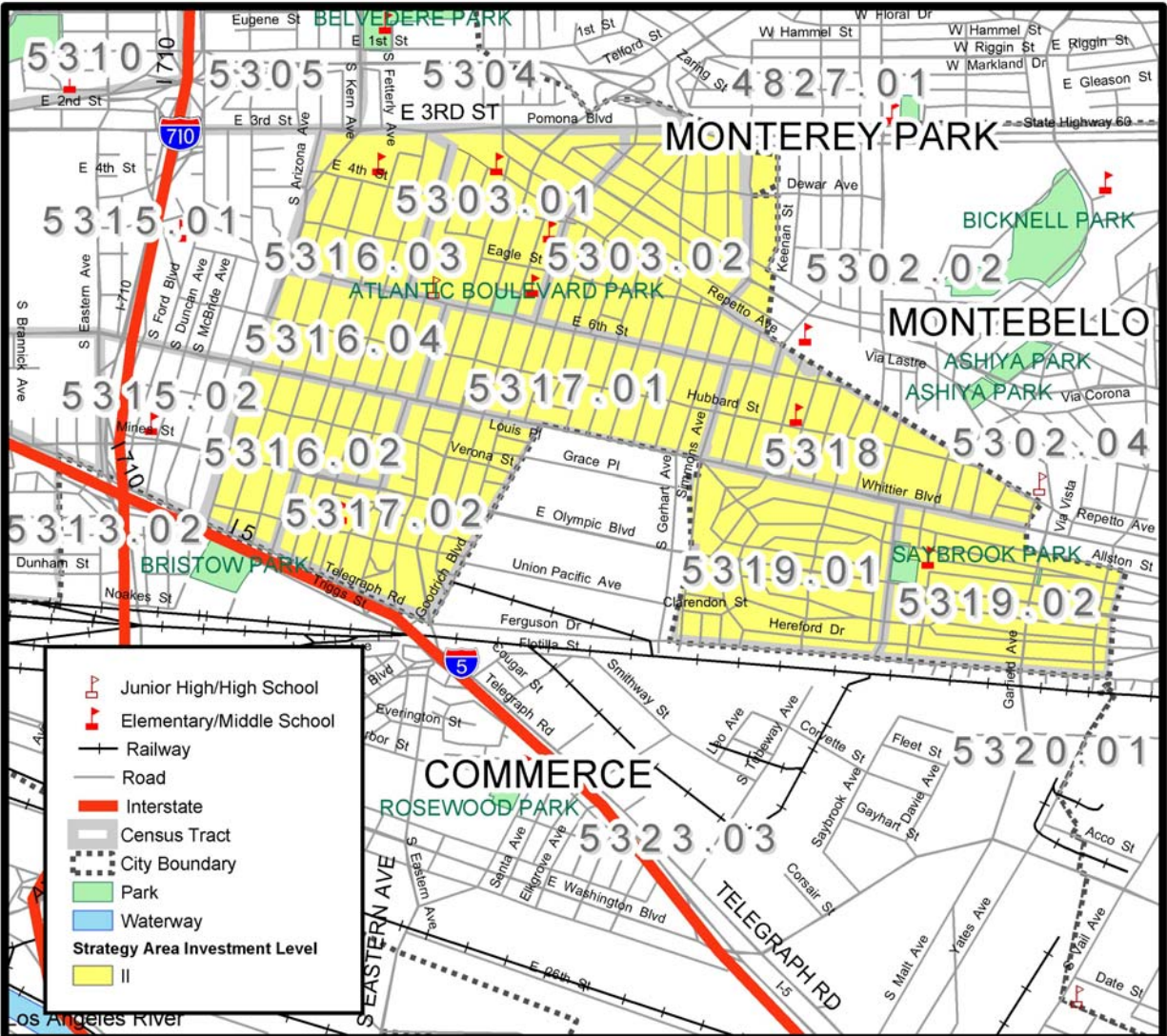
Physical Description

These are predominantly single-family residential areas with apartments interspersed throughout. More than 42% of the units were built at least 50 years ago. Nearly 62% of the dwellings are renter-occupied and 26% of all households are overcrowded. Single-family dwellings tend to be on small lots with decorative fences lining the sidewalks. Local retail and auto-related businesses are concentrated along Beverly, Olympic and Whittier Boulevards and Atlantic Avenue. Graffiti is prevalent along more run-down portions of the commercial thoroughfares.

Community Development Needs

A site-specific approach to stimulate reinvestment is needed throughout the residential and commercial areas. At least 25% of the residential units need some level of rehabilitation or repair. Specific businesses along Beverly, Olympic and Whittier Boulevards would benefit from revitalization programs, such as façade improvements. Graffiti removal programs should continue to be implemented.

East Los Angeles (Belvedere/City Terrace/Eastmont) II Southeast Tracts



STRATEGY AREA: East Los Angeles II

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 5302.02/all: 5-6, 5303.01/all: 1-2, 5303.02/all: 1-4, 5307.00/all: 1-2, 5316.02/all: 1-3, 5316.03/all: 1-2, 5316.04/all: 1-2, 5317.01/all: 1-2, 5317.02/all: 1-4, 5318.00/all: 1-3, 5319.01/all: 4-7, 5319.02/all: 1-3, 5320.01/all: 1

DESIGNATION: II – Selective Investment

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Business revitalization Graffiti abatement</p>

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	49,182	Total Units				12,963
Race/Ethnicity (% of Pop.)		Occupancy				
White	2.2%	Renter-Occupied				61.9%
Black	0.2%	Owner-Occupied				38.1%
Asian	0.5%	Vacant Units				466
American Indian/Alaskan Native	0.1%	(% of Total Units)				3.6%
Native Hawaiian/Other Pacific Islander	0.1%	Type of Units				
Some other Race	0.1%	Single-family units				70.8%
Two or more Races	0.3%	Duplex/Multifamily				28.8%
Hispanic	96.6%	Mobile Home, Boat, RV, etc				0.3%
Low-Income persons	65.6%	Age of Units				
Median Income	\$28,312	Built before 1940				20.1%
Compared to County Median	67.1%	Built 1940 to 1949				22.0%
Education Level (% of Pop.)		Built 1950 to 1979				51.1%
Less than 9th grade	40.4%	Built 1980 or later				6.8%
Some High School	22.4%	Persons per Occupied Unit				3.9
High School Diploma	19.1%	Overcrowded				26%
Some College	14.3%	Renters				33.6%
College Degree	2.9%	Owners				13.9%
Advanced/Graduate Degree	0.9%	Bedrooms by Gross Rent				
Unemployed	10.9%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	10.1%	\$0-199	0.4%	0.7%	0.3%	0.1%
Female (of % employable females)	12.1%	\$200-299	1.0%	0.8%	0.8%	0.1%
Households receiving Public Assistance	10.9%	\$300-499	6.3%	9.3%	2.8%	0.4%
Persons in Poverty	25.3%	\$500-749	11.7%	28.5%	14.7%	2.0%
		\$750-999	1.5%	4.9%	7.4%	2.7%
		\$1000+	0.5%	1.3%	0.9%	0.9%