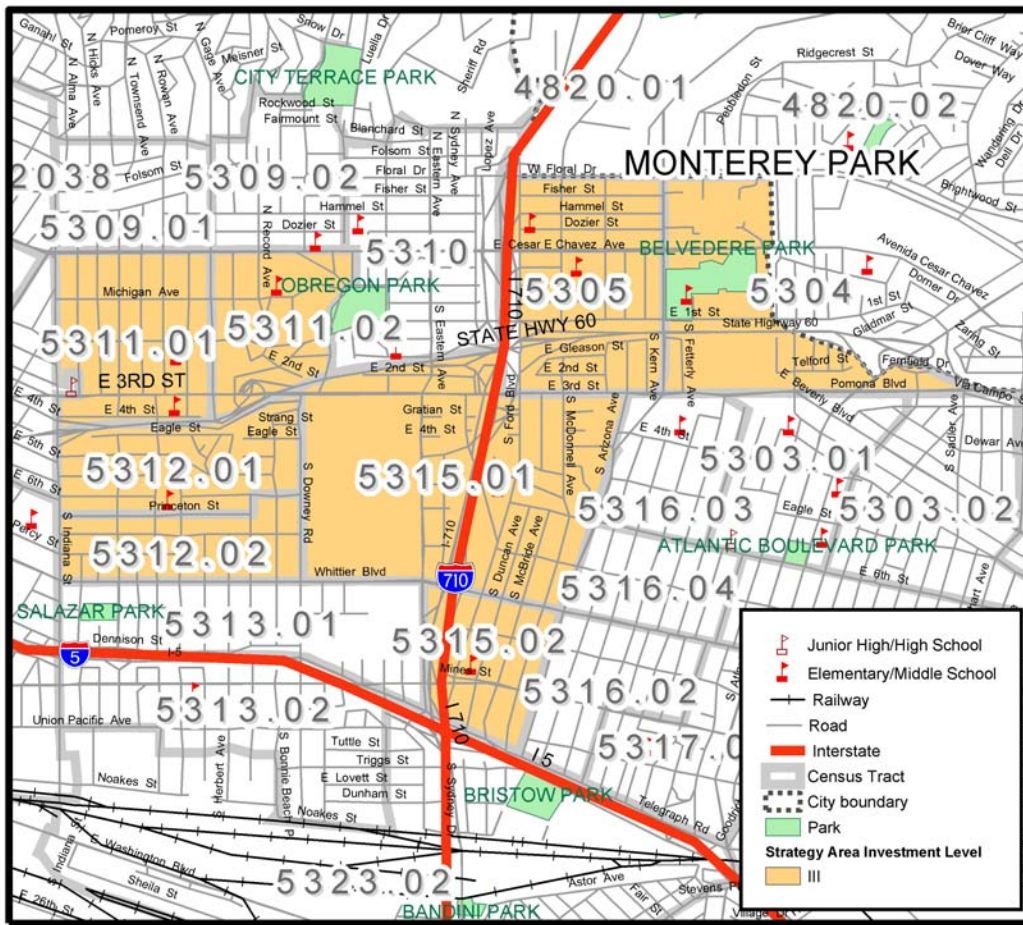


### East Los Angeles (Belvedere/City Terrace/Eastmont) III



#### Physical Description

These tracts are characterized by very dense, old, single-family neighborhoods, with multi-family structures often interspersed. More than 36% of the units were built before 1950, about 70% are renter-occupied, and over half of the renter-occupied units are overcrowded. The neighborhoods are bordered by the commercially-lined thoroughfares of Indiana Street, Cesar Chavez Avenue and Whittier Boulevard, and portions of Pomona Boulevard. Several new commercial developments have recently been built near the intersection of Beverly Boulevard and Atlantic Avenue. The Pomona (60) and Long

Beach (710) Freeways cut through this portion of the community. One large and several small cemeteries lie adjacent to the freeway interchange. There is extensive graffiti concentrated in and near the commercial area.

#### Community Development Needs

Approximately 40% of the housing stock needs investment ranging from accelerated maintenance to replacement. Although there have been visible improvements, many of the business areas, particularly Cesar Chavez Avenue and Whittier Boulevards, should continue to be revitalized. Graffiti removal programs should also continue to be implemented.

**STRATEGY AREA: East Los Angeles III**

**DISTRICT: 1**

**CENSUS TRACT(s)/BLOCK GROUP(s): 5304.00/2-4, 5305.00/all: 1-3,5-6, 5311.01/all: 1-4, 5311.02/all: 1-2, 5312.01/all: 1,5, 5312.02/all: 2-3, 5315.01/all: 1-3,7, 5315.02/all: 3-6**

**DESIGNATION: III – Intensive Investment**

<p><b>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES</b>                  Housing rehabilitation/minor home repairs                  Business revitalization                  Graffiti abatement</p>
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<u>POPULATION</u>		<u>HOUSING</u>				
<b>Total Population</b>	36,633	<b>Total Units</b>	8,973			
<b>Race/Ethnicity (% of Pop.)</b>		<b>Occupancy</b>				
White	1.1%	Renter-Occupied	70.5%			
Black	0.5%	Owner-Occupied	29.5%			
Asian	0.4%	<b>Vacant Units</b>	323			
American Indian/Alaskan Native	0.1%	(% of Total Units)	3.6%			
Native Hawaiian/Other Pacific Islander	0.1%	<b>Type of Units</b>				
Some other Race	0.0%	Single-family units	73.9%			
Two or more Races	0.3%	Duplex/Multifamily	25.9%			
Hispanic	97.4%	Mobile Home, Boat, RV, etc	0.2%			
<b>Low-Income persons</b>	69.6%	<b>Age of Units</b>				
<b>Median Income</b>	\$27,331	Built before 1940	21.6%			
<b>Compared to County Median</b>	64.8%	Built 1940 to 1949	14.6%			
<b>Education Level (% of Pop.)</b>		Built 1950 to 1979	53.1%			
Less than 9th grade	46.6%	Built 1980 or later	10.7%			
Some High School	23.5%	<b>Persons per Occupied Unit</b>	4.2			
High School Diploma	15.8%	<b>Overcrowded</b>	30%			
Some College	10.7%	Renters	37.7%			
College Degree	2.2%	Owners	12.3%			
Advanced/Graduate Degree	1.1%	<b>Bedrooms by Gross Rent</b>				
<b>Unemployed</b>	11.7%	(% of Total Rentals)	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>
Male (of % employable males)	10.1%	<b>\$0-199</b>	1.5%	3.0%	0.6%	0.8%
Female (of % employable females)	14.0%	<b>\$200-299</b>	1.4%	2.2%	0.5%	0.9%
<b>Households receiving Public Assistance</b>	12.6%	<b>\$300-499</b>	5.9%	9.5%	5.1%	1.4%
<b>Persons in Poverty</b>	31.0%	<b>\$500-749</b>	7.2%	20.5%	15.2%	3.8%
		<b>\$750-999</b>	0.9%	5.7%	7.2%	4.0%
		<b>\$1000+</b>	0.1%	0.8%	0.3%	1.4%