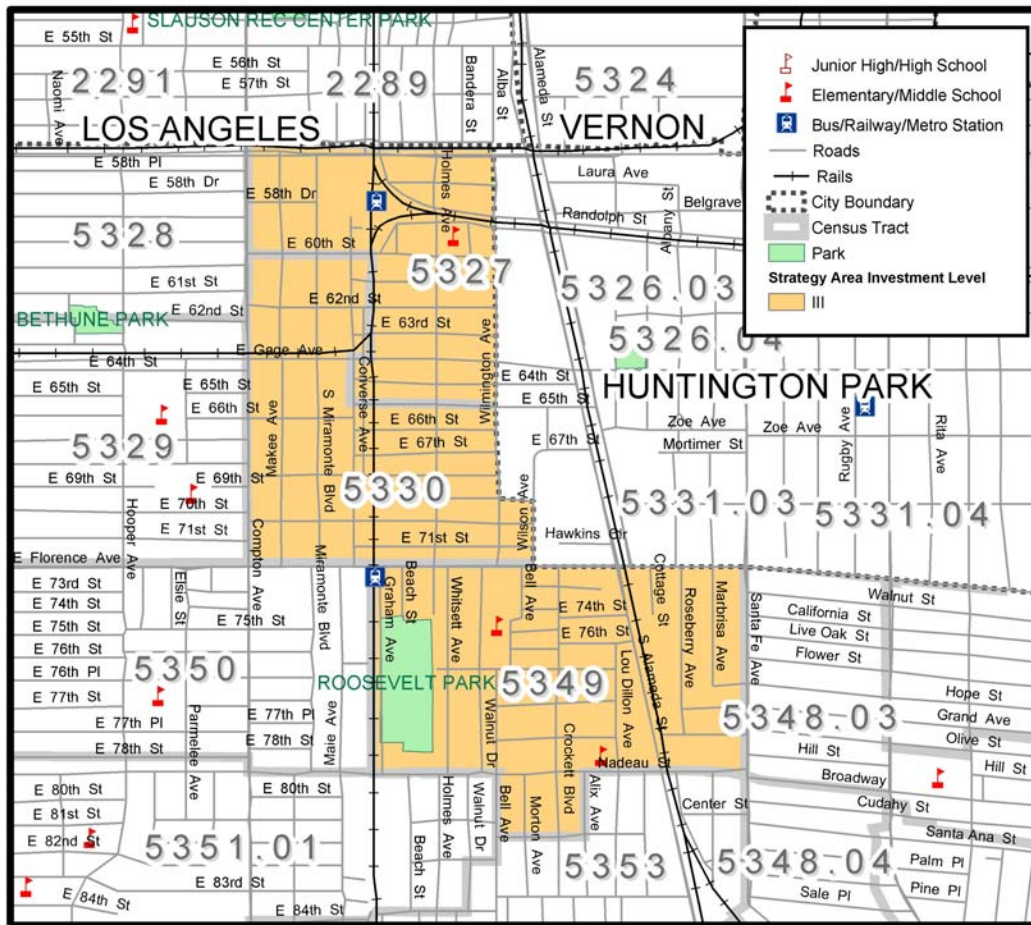


Florence



Physical Description

This area is generally comprised of single-family units, with retail commercial development 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 27% of the units are more than 50 years old, and 35% of the households are overcrowded. Many of the properties have decorative fences. Industrial development is old and deteriorating and 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.

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 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.

STRATEGY AREA: Florence

DISTRICT: 1

CENSUS TRACT(s)/BLOCK GROUP(s): 5327.00/all: 1-3, 5330.00/all: 1-4, 5349.00/all: 1-4

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Replacement of substandard units
 Commercial and industrial revitalization & development
 Graffiti abatement

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	16,454	Total Units				3,713
Race/Ethnicity (% of Pop.)		Occupancy				
White	0.7%	Renter-Occupied				66.9%
Black	2.3%	Owner-Occupied				33.1%
Asian	0.0%	Vacant Units				129
American Indian/Alaskan Native	0.1%	(% of Total Units)				3.5%
Native Hawaiian/Other Pacific Islander	0.1%	Type of Units				
Some other Race	0.0%	Single-family units				78.7%
Two or more Races	0.1%	Duplex/Multifamily				20.5%
Hispanic	96.7%	Mobile Home, Boat, RV, etc				0.9%
Low-Income persons	75.5%	Age of Units				
Median Income	\$26,910	Built before 1940				23.6%
Compared to County Median	63.8%	Built 1940 to 1949				13.6%
Education Level (% of Pop.)		Built 1950 to 1979				52.6%
Less than 9th grade	47.6%	Built 1980 or later				10.3%
Some High School	24.1%	Persons per Occupied Unit				4.6
High School Diploma	16.1%	Overcrowded				35%
Some College	9.4%	Renters				44.6%
College Degree	2.4%	Owners				15.5%
Advanced/Graduate Degree	0.5%	Bedrooms by Gross Rent				
Unemployed	14.0%	(% of Total Rentals)				
Male (of % employable males)	11.6%		None	1	2	3
Female (of % employable females)	18.0%	\$0-199	0.0%	0.5%	0.0%	0.2%
Households receiving Public Assistance	11.4%	\$200-299	1.1%	0.6%	0.0%	0.0%
Persons in Poverty	33.1%	\$300-499	11.2%	8.0%	3.3%	0.7%
		\$500-749	14.1%	17.8%	18.5%	3.4%
		\$750-999	1.8%	5.1%	4.9%	5.2%
		\$1000+	0.2%	1.1%	1.4%	0.8%