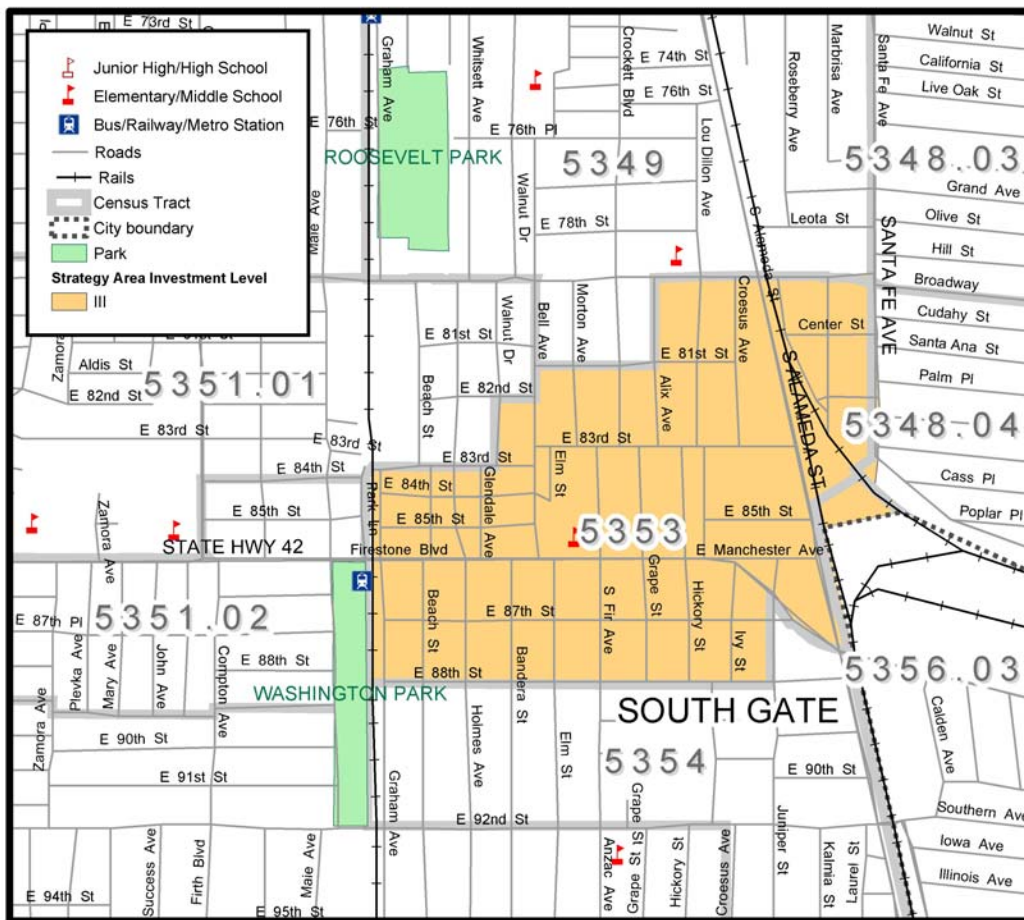


## Graham (Firestone)



### 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 a station stop at Firestone Boulevard. Nearly 30% of the units are more than 50 years old, and over 29% of the households are overcrowded. Industrial development is old and deteriorating especially near the northeast sector of this area. There is also a trailer home park in this location that is in poor condition. Many commercial facilities are in marginal condition, although a business

revitalization program is in evidence. 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 Firestone Boulevard need revitalization programs. About 30% of the dwellings require some level of rehabilitation. Graffiti abatement needs to be expanded.

**STRATEGY AREA: Graham (Firestone)**

**DISTRICT: 1**

**CENSUS TRACT(s)/BLOCK GROUP(s): 5353.00/all: 1-5**

**DESIGNATION: III – Intensive Investment**

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

<u>POPULATION</u>		<u>HOUSING</u>				
<b>Total Population</b>	6,067	<b>Total Units</b>				1,362
<b>Race/Ethnicity (% of Pop.)</b>		<b>Occupancy</b>				
White	0.6%	Renter-Occupied				55.9%
Black	10.1%	Owner-Occupied				44.1%
Asian	0.0%	<b>Vacant Units</b>				73
American Indian/Alaskan Native	0.2%	(% of Total Units)				5.4%
Native Hawaiian/Other Pacific Islander	0.0%	<b>Type of Units</b>				
Some other Race	0.0%	Single-family units				83.6%
Two or more Races	0.0%	Duplex/Multifamily				15.3%
Hispanic	89.1%	Mobile Home, Boat, RV, etc				1.1%
<b>Low-Income persons</b>	74.4%	<b>Age of Units</b>				
<b>Median Income</b>	\$25,136	Built before 1940				21.4%
<b>Compared to County Median</b>	59.6%	Built 1940 to 1949				8.2%
<b>Education Level (% of Pop.)</b>		Built 1950 to 1979				54.5%
Less than 9th grade	46.5%	Built 1980 or later				15.9%
Some High School	20.4%	<b>Persons per Occupied Unit</b>				4.7
High School Diploma	18.9%	<b>Overcrowded</b>				29%
Some College	11.8%	Renters				36.2%
College Degree	0.6%	Owners				20.8%
Advanced/Graduate Degree	1.8%	<b>Bedrooms by Gross Rent</b>				
<b>Unemployed</b>	16.6%	(% of Total Rentals)	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>
Male (of % employable males)	16.5%	<b>\$0-199</b>	0.0%	0.0%	1.4%	0.0%
Female (of % employable females)	16.8%	<b>\$200-299</b>	0.0%	0.7%	0.0%	0.0%
<b>Households receiving Public Assistance</b>	11.7%	<b>\$300-499</b>	8.2%	12.5%	2.3%	4.2%
<b>Persons in Poverty</b>	32.7%	<b>\$500-749</b>	11.3%	12.1%	14.8%	4.6%
		<b>\$750-999</b>	5.1%	6.0%	4.9%	4.9%
		<b>\$1000+</b>	1.1%	0.8%	4.4%	0.7%