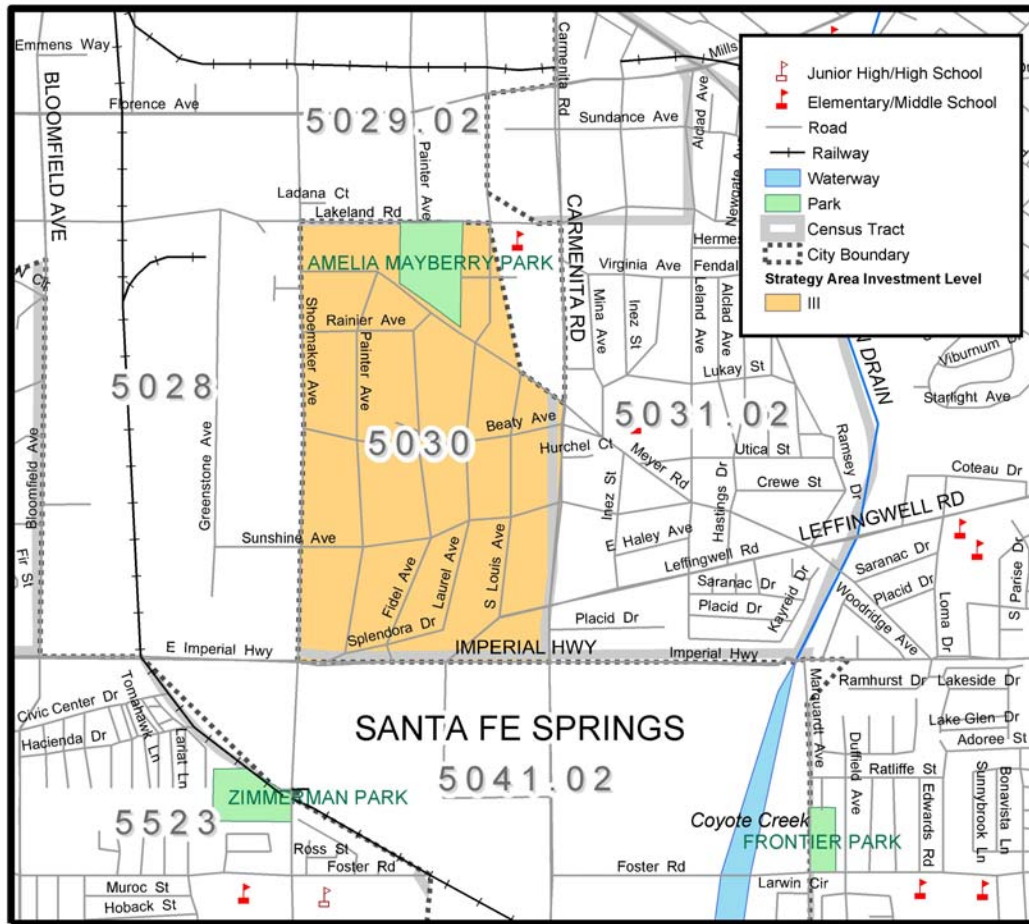


North Whittier



Physical Description

This area is primarily single-family residential with commercial development along portions of Carmenita Road. The commercial development is generally in good condition, although some businesses could benefit from façade improvements. Also, graffiti is prevalent in some areas. The residential properties are on standard size lots and are in fair condition. Yards typically have little landscaping and contain vehicles and equipment. Industrial properties, especially a pallet yard, at the southern end of the area, need visual screening. About 53% of the housing units are renter-occupied.

Community Development Needs

A majority of the units need accelerated maintenance or major rehabilitation. Several vacant lots offer development potential with slightly higher densities. Industrial properties, such as pallet yards, need visual screening. Graffiti removal is needed in some areas.

STRATEGY AREA: North Whittier

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 5030.00/all: 1-3

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Development of underutilized residential parcels
 Commercial façade improvements and screening from industrial uses
 Graffiti removal

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	5,785	Total Units	1,125			
Race/Ethnicity (% of Pop.)		Occupancy				
White	6.6%	Renter-Occupied	53.6%			
Black	0.6%	Owner-Occupied	46.4%			
Asian	0.2%	Vacant Units	31			
American Indian/Alaskan Native	0.0%	(% of Total Units)	2.8%			
Native Hawaiian/Other Pacific Islander	0.1%	Type of Units				
Some other Race	0.0%	Single-family units	95.1%			
Two or more Races	0.8%	Duplex/Multifamily	4.9%			
Hispanic	91.6%	Mobile Home, Boat, RV, etc	0.0%			
Low-Income persons	56.0%	Age of Units				
Median Income	\$41,490	Built before 1940	8.7%			
Compared to County Median	98.3%	Built 1940 to 1949	15.8%			
Education Level (% of Pop.)		Built 1950 to 1979	59.9%			
Less than 9th grade	42.6%	Built 1980 or later	15.6%			
Some High School	26.8%	Persons per Occupied Unit	5.3			
High School Diploma	16.0%	Overcrowded	28%			
Some College	12.5%	Renters	33.5%			
College Degree	1.3%	Owners	21.4%			
Advanced/Graduate Degree	0.8%	Bedrooms by Gross Rent				
		(% of Total Rentals)				
Unemployed	10.0%		None	1	2	3
Male (of % employable males)	8.7%	\$0-199	0.0%	0.0%	1.4%	1.7%
Female (of % employable females)	11.9%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	8.9%	\$300-499	0.9%	0.9%	2.4%	2.3%
Persons in Poverty	24.9%	\$500-749	7.2%	6.1%	17.8%	5.2%
		\$750-999	8.9%	8.4%	7.7%	14.5%
		\$1000+	0.9%	2.3%	4.9%	6.6%