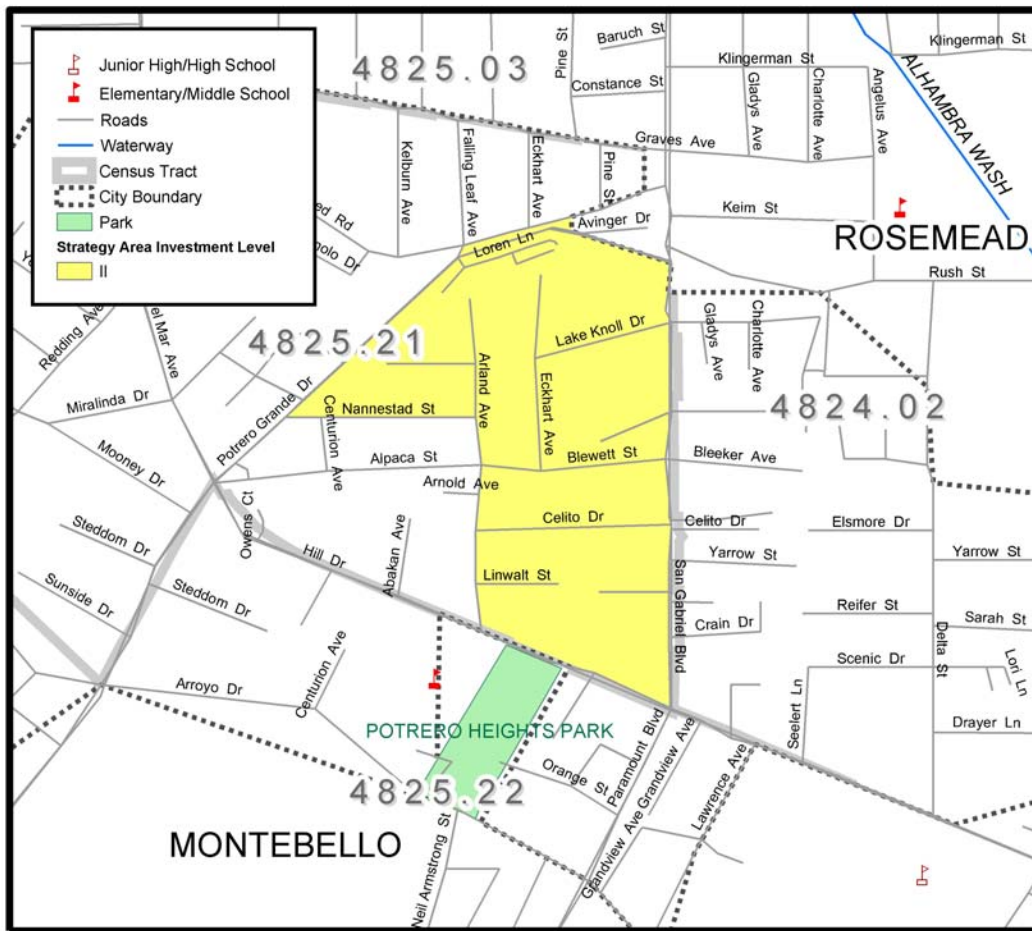


South San Gabriel



Physical Description

This is a predominantly single-family residential area, with many of the housing units in standard to good condition. There is evidence that some residential properties have been replaced with newer and larger in-fill housing and other properties are also in the process of being subdivided or redeveloped.

There is an apartment complex located at the intersection of Hill Drive and San Gabriel Blvd. in good condition and a townhouse community located at the intersection of Potrero Grande Ave. and San Gabriel Blvd, also in good condition. Small commercial

and office uses exist along San Gabriel Blvd. and Potrero Grande Drive that are in need of minor rehabilitation.

Community Development Needs

Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Site-specific commercial rehabilitation is needed.

STRATEGY AREA: South San Gabriel

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 4825.21/2

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Minor commercial rehabilitation

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 1,281 | Total Units | 355 | | | |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 11.9% | Renter-Occupied | 33.6% | | | |
| Black | 1.1% | Owner-Occupied | 66.4% | | | |
| Asian | 46.3% | Vacant Units | 10 | | | |
| American Indian/Alaskan Native | 2.7% | (% of Total Units) | 2.8% | | | |
| Native Hawaiian/Other Pacific Islander | 0.2% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | 81.1% | | | |
| Two or more Races | 0.9% | Duplex/Multifamily | 18.9% | | | |
| Hispanic | 36.9% | Mobile Home, Boat, RV, etc | 0.0% | | | |
| Low-Income persons | 52.5% | Age of Units | | | | |
| Median Income | \$36,250 | Built before 1940 | 4.8% | | | |
| Compared to County Median | 85.9% | Built 1940 to 1949 | 0.0% | | | |
| Education Level (% of Pop.) | | Built 1950 to 1979 | 61.4% | | | |
| Less than 9th grade | 18.8% | Built 1980 or later | 33.8% | | | |
| Some High School | 10.1% | Persons per Occupied Unit | 3.0 | | | |
| High School Diploma | 25.4% | Overcrowded | 8.0% | | | |
| Some College | 22.2% | Renters | 10.7% | | | |
| College Degree | 16.6% | Owners | 6.7% | | | |
| Advanced/Graduate Degree | 6.9% | Bedrooms by Gross Rent | | | | |
| Unemployed | 26.4% | (% of Total Rentals) | | | | |
| Male (of % employable males) | 24.1% | | None | 1 | 2 | 3 |
| Female (of % employable females) | 28.5% | \$0-199 | 0.0% | 0.0% | 5.5% | 0.0% |
| Households receiving Public Assistance | 10.0% | \$200-299 | 0.0% | 0.0% | 6.4% | 0.0% |
| Persons in Poverty | 29.9% | \$300-499 | 0.0% | 6.4% | 4.5% | 0.0% |
| | | \$500-749 | 4.5% | 10.0% | 0.0% | 4.5% |
| | | \$750-999 | 0.0% | 3.6% | 30.0% | 0.0% |
| | | \$1000+ | 0.0% | 5.5% | 6.4% | 12.7% |