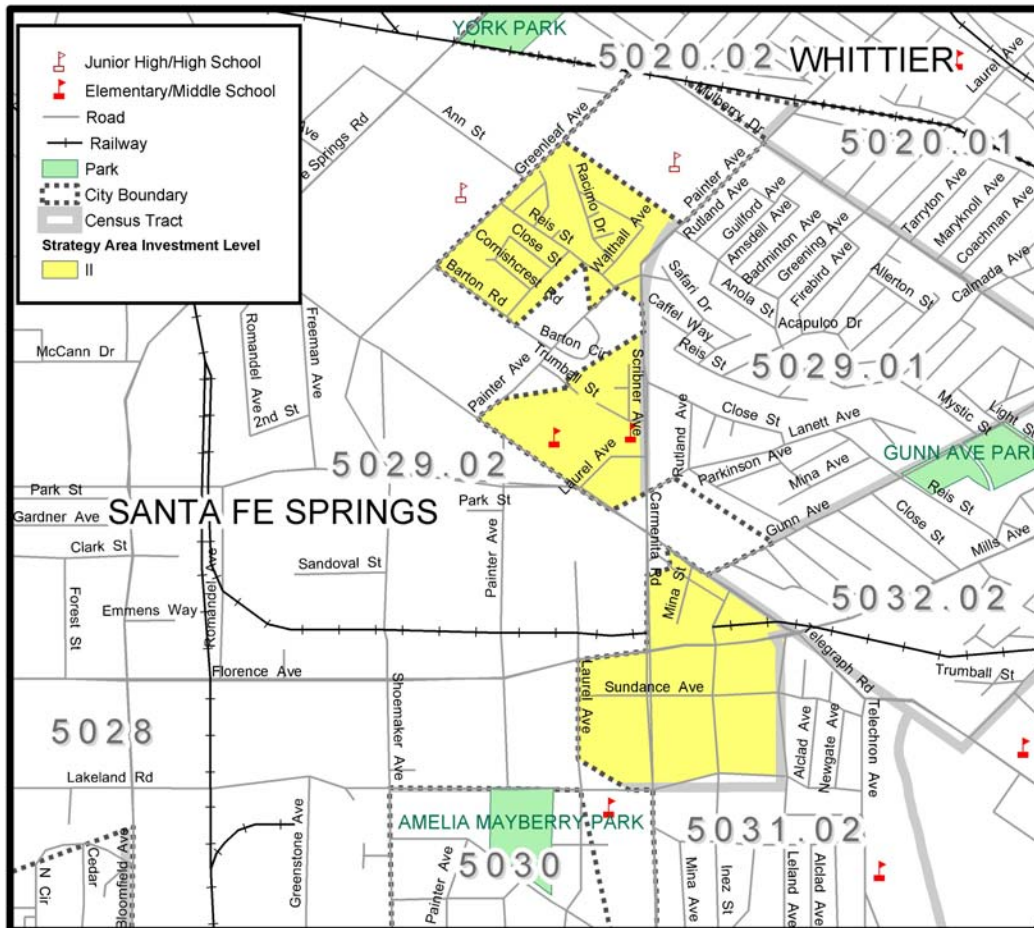


South Whittier



Physical Description

This area encompasses three separate discontinuous block groups. The northerly block group (5029.02-01) consists of single-family housing in standard condition. The block group (5029.02-2) in the center of the strategy area includes two schools and is bordered by multi-family housing in fair condition and some commercial and industrial uses along Carmelita and Telegraph Roads, which are in standard condition. The southerly block group (5029.02-3), between Telegraph Road and Florence Avenue, includes an undesirable mix of auto-related commercial, small industry, single and multi-family residential,

and pallet yards. Zoning staff have recommended that this area be encouraged to transition to industrial/commercial uses. The southerly block group also includes the South Whittier Community Resource Center and two public housing developments in standard condition

Community Development Needs

Selective investment is needed to rehabilitate residential properties. Also, the removal of incompatible/inappropriate land uses in the southerly block group is recommended to allow this area to transition to industrial/commercial uses.

STRATEGY AREA: South Whittier

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 5029.02/all: 1-3

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Commercial & Industrial revitalization & development

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	3,609	Total Units	846			
Race/Ethnicity (% of Pop.)		Occupancy				
White	12.7%	Renter-Occupied	53.0%			
Black	0.3%	Owner-Occupied	47.0%			
Asian	3.0%	Vacant Units	36			
American Indian/Alaskan Native	0.9%	(% of Total Units)	4.3%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	74.8%			
Two or more Races	2.8%	Duplex/Multifamily	24.7%			
Hispanic	80.2%	Mobile Home, Boat, RV, etc	0.5%			
Low-Income persons	62.8%	Age of Units				
Median Income	\$37,027	Built before 1940	4.6%			
Compared to County Median	87.8%	Built 1940 to 1949	8.9%			
Education Level (% of Pop.)		Built 1950 to 1979	65.7%			
Less than 9th grade	27.1%	Built 1980 or later	20.8%			
Some High School	17.1%	Persons per Occupied Unit	4.4			
High School Diploma	25.2%	Overcrowded	21%			
Some College	22.5%	Renters	28.0%			
College Degree	6.2%	Owners	13.5%			
Advanced/Graduate Degree	1.9%	Bedrooms by Gross Rent				
Unemployed	14.6%	(% of Total Rentals)				
Male (of % employable males)	13.6%		None	1	2	3
Female (of % employable females)	16.1%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	11.2%	\$200-299	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	17.3%	\$300-499	0.7%	3.5%	0.0%	4.2%
		\$500-749	4.9%	17.2%	18.9%	10.3%
		\$750-999	5.1%	3.0%	15.9%	7.7%
		\$1000+	0.0%	2.8%	0.9%	4.9%