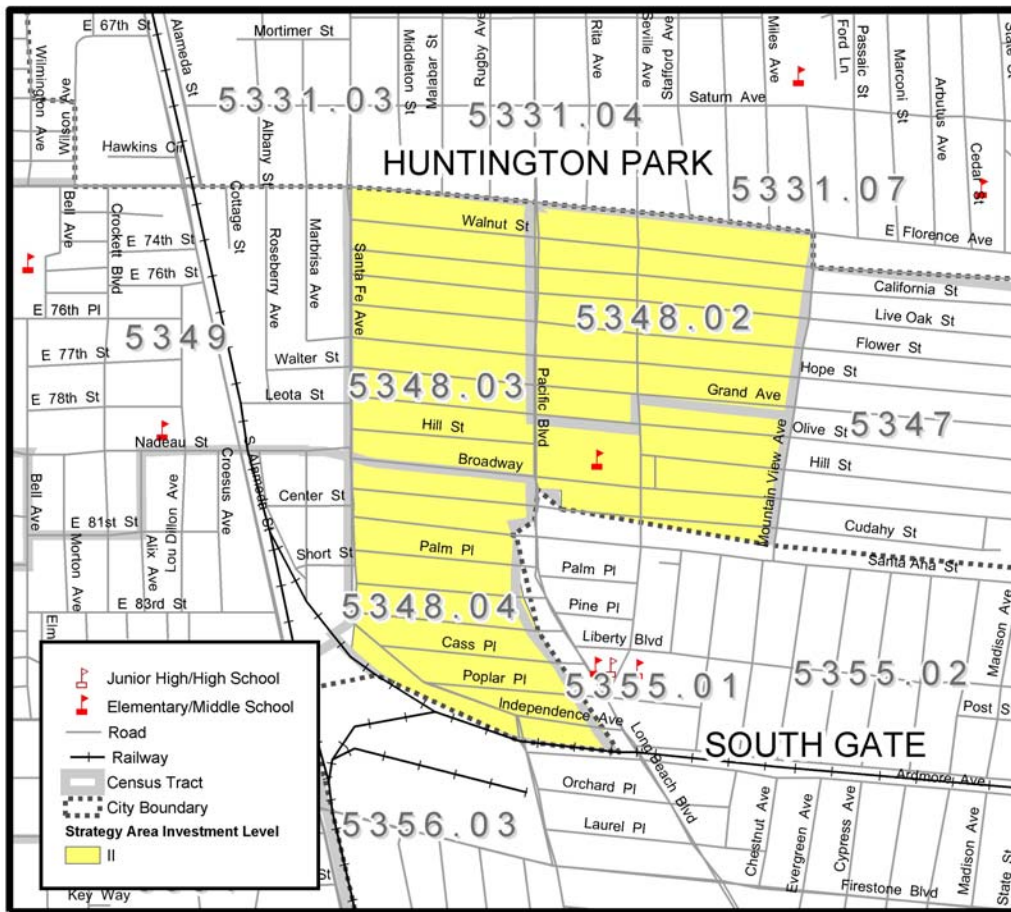


Walnut Park



Physical Description

This community contains a majority of single-family homes, with multiple units mixed in as duplexes along interior streets and apartments along major thoroughfares. Over 53% of the residential units are renter-occupied, and more than 50% are over 50 years old. About 28% of the households are considered overcrowded. Second units created without permits are common. New mini-malls and rehabilitated older structures are mixed in with run-down or vacant business properties along the major streets: Pacific Boulevard and Florence Avenue. Graffiti is evident in some areas.

Community Development Needs

Selected residential properties could benefit from rehabilitation assistance. Continued revitalization of the commercial areas is needed, as well as new signage, specifically along Pacific Boulevard and Florence Avenue. Graffiti abatement efforts are needed.

STRATEGY AREA: Walnut Park

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 5348.02/all: 1-2, 5348.03/all: 1-2, 5348.04/all: 1-2

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Business revitalization
 Graffiti abatement

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	11,986	Total Units				2,816
Race/Ethnicity (% of Pop.)		Occupancy				
White	3.4%	Renter-Occupied				53.4%
Black	0.1%	Owner-Occupied				46.6%
Asian	0.5%	Vacant Units				137
American Indian/Alaskan Native	0.0%	(% of Total Units)				4.9%
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units				73.7%
Two or more Races	0.3%	Duplex/Multifamily				26.3%
Hispanic	95.7%	Mobile Home, Boat, RV, etc				0.0%
Low-Income persons	57.9%	Age of Units				
Median Income	\$33,381	Built before 1940				30.6%
Compared to County Median	79.1%	Built 1940 to 1949				20.2%
Education Level (% of Pop.)		Built 1950 to 1979				41.4%
Less than 9th grade	45.0%	Built 1980 or later				7.8%
Some High School	21.5%	Persons per Occupied Unit				4.5
High School Diploma	17.0%	Overcrowded				28%
Some College	12.7%	Renters				35.5%
College Degree	3.3%	Owners				19.8%
Advanced/Graduate Degree	0.6%	Bedrooms by Gross Rent				
Unemployed	10.4%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	9.6%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	11.4%	\$200-299	1.3%	0.6%	0.6%	0.0%
Households receiving Public Assistance	9.4%	\$300-499	13.2%	7.1%	1.6%	2.6%
Persons in Poverty	22.4%	\$500-749	17.2%	19.7%	6.5%	1.8%
		\$750-999	3.1%	3.7%	7.2%	2.8%
		\$1000+	2.1%	0.8%	2.4%	5.7%