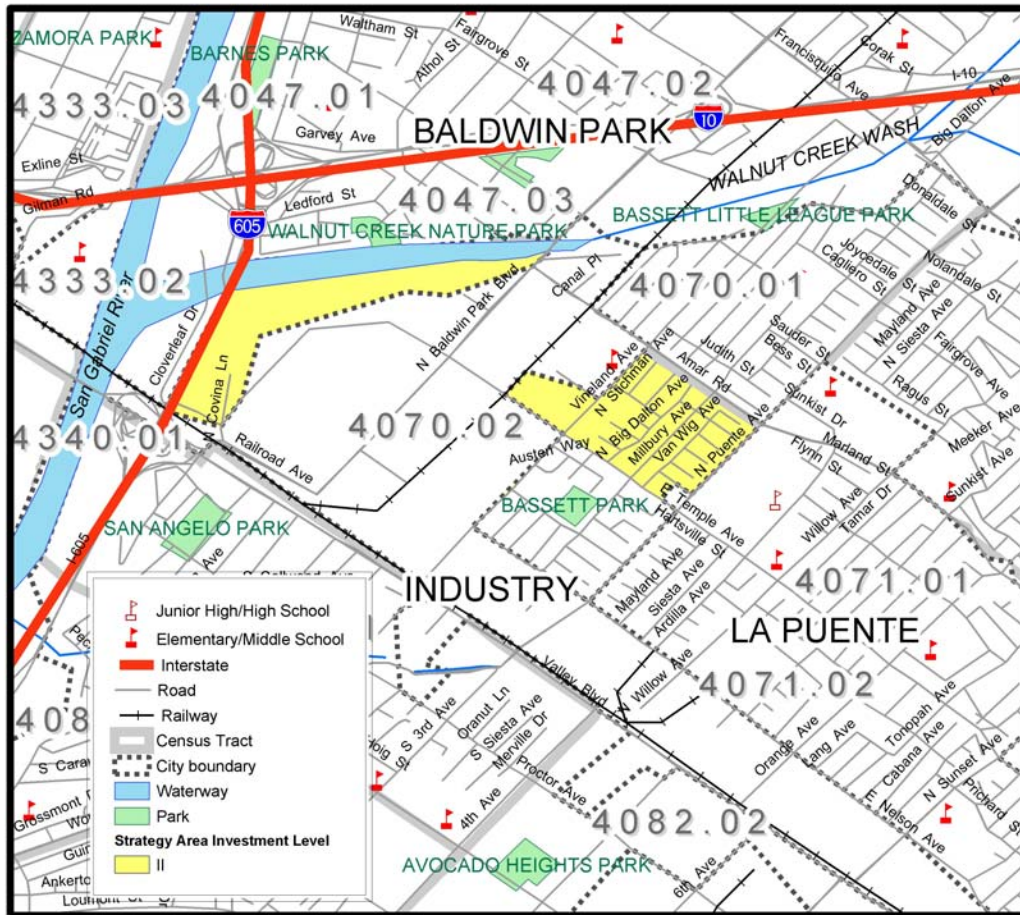


West Puente Valley



Physical Description

This is a discontinuous area of predominantly single-family, owner-occupied residential development. Nearly 31% of the households are overcrowded. The western portion of this area contains two dwellings, a plating company, trucking yard and pallet yard. The remainder of this area is entirely single-family residential, mostly in standard condition. The eastern portion of this area consists of warehouse type industrial uses in standard condition.

Community Development Needs

Selective investment is recommended for individual residential properties that exhibit deferred maintenance and rehabilitation needs. The industrial properties do not exhibit investment needs. The two dwelling units intermixed with the industrial uses should be removed.

STRATEGY AREA: West Puente Valley

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 4070.02/2

DESIGNATION: II – Selective Investment

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Removal of inappropriate land uses</p>
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<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	2,000	Total Units	375			
Race/Ethnicity (% of Pop.)		Occupancy				
White	4.9%	Renter-Occupied	16.0%			
Black	0.0%	Owner-Occupied	84.0%			
Asian	1.9%	Vacant Units	0			
American Indian/Alaskan Native	0.0%	(% of Total Units)	0.0%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	93.6%			
Two or more Races	0.0%	Duplex/Multifamily	3.5%			
Hispanic	93.3%	Mobile Home, Boat, RV, etc	2.9%			
Low-Income persons	53.8%	Age of Units				
Median Income	\$37,121	Built before 1940	0.0%			
Compared to County Median	88.0%	Built 1940 to 1949	8.5%			
Education Level (% of Pop.)		Built 1950 to 1979	91.5%			
Less than 9th grade	28.0%	Built 1980 or later	0.0%			
Some High School	23.3%	Persons per Occupied Unit	5.3			
High School Diploma	31.6%	Overcrowded	31%			
Some College	9.6%	Renters	10.7%			
College Degree	5.1%	Owners	34.7%			
Advanced/Graduate Degree	2.3%	Bedrooms by Gross Rent				
Unemployed	12.2%	(% of Total Rentals)				
Male (of % employable males)	17.4%	None	1	2	3	
Female (of % employable females)	6.7%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	8.2%	\$200-299	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	18.1%	\$300-499	7.5%	12.5%	0.0%	0.0%
		\$500-749	0.0%	12.5%	0.0%	0.0%
		\$750-999	0.0%	27.5%	25.0%	0.0%
		\$1000+	0.0%	0.0%	0.0%	15.0%