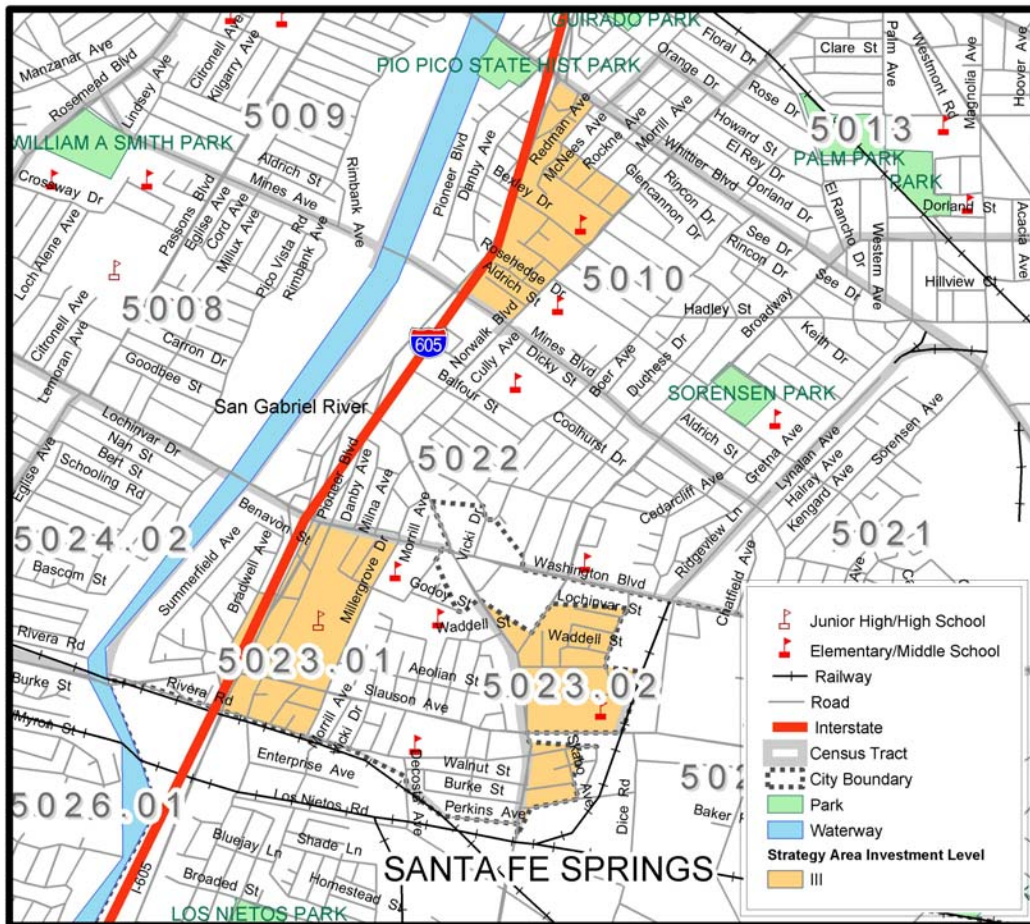


## West Whittier-Los Nietos



### Physical Description

About 63% of the units in this largely single-family residential area are owner-occupied, and 17% of the households are overcrowded. The portion of tract 5010.00 included in this Strategy Area also contains a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to—and heavily affected by—605 Freeway noise. The portion of tract 5023.02 included here contains local and auto-related commercial and small industry along Norwalk Boulevard.

### Community Development Needs

A majority of the homes in tract 5010.00 are in standard condition, but at least 30% need some level of rehabilitation, and a few require replacement. Curbs and gutters are needed in the southerly portion of this tract, and noise attenuation may be desirable for selected units. The portion of Norwalk Boulevard in tract 5023.02 could benefit from amenities such as street trees and other landscaping, as space permits. About 40% of the units in this tract need heavy maintenance or rehabilitation.

**STRATEGY AREA: West Whittier-Los Nietos**

**DISTRICT: 1**

**CENSUS TRACT(s)/BLOCK GROUP(s): 5010.00/2, 5023.01/5, 5023.02/all: 1**

**DESIGNATION: III – Intensive Investment**

**PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES**  
 Housing rehabilitation/minor home repairs  
 Commercial & industrial revitalization & development  
 Noise attenuation

<u>POPULATION</u>		<u>HOUSING</u>				
<b>Total Population</b>	3,729	<b>Total Units</b>	959			
<b>Race/Ethnicity (% of Pop.)</b>		<b>Occupancy</b>				
White	6.2%	Renter-Occupied	37.2%			
Black	0.0%	Owner-Occupied	62.8%			
Asian	0.4%	<b>Vacant Units</b>	53			
American Indian/Alaskan Native	0.2%	(% of Total Units)	5.5%			
Native Hawaiian/Other Pacific Islander	0.0%	<b>Type of Units</b>				
Some other Race	0.0%	Single-family units	72.9%			
Two or more Races	2.3%	Duplex/Multifamily	27.1%			
Hispanic	90.9%	Mobile Home, Boat, RV, etc	0.0%			
<b>Low-Income persons</b>	56.0%	<b>Age of Units</b>				
<b>Median Income</b>	\$37,642	Built before 1940	1.8%			
<b>Compared to County Median</b>	89.2%	Built 1940 to 1949	16.7%			
<b>Education Level (% of Pop.)</b>		Built 1950 to 1979	76.6%			
Less than 9th grade	31.0%	Built 1980 or later	4.9%			
Some High School	21.9%	<b>Persons per Occupied Unit</b>	4.1			
High School Diploma	24.0%	<b>Overcrowded</b>	17%			
Some College	18.1%	Renters	21.5%			
College Degree	4.3%	Owners	14.3%			
Advanced/Graduate Degree	0.8%	<b>Bedrooms by Gross Rent</b>				
		(% of Total Rentals)				
<b>Unemployed</b>	14.2%		<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>
Male (of % employable males)	11.5%	<b>\$0-199</b>	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	18.2%	<b>\$200-299</b>	0.0%	4.6%	0.0%	0.0%
<b>Households receiving Public Assistance</b>	9.2%	<b>\$300-499</b>	12.3%	4.9%	0.0%	0.0%
<b>Persons in Poverty</b>	16.8%	<b>\$500-749</b>	18.1%	14.1%	16.3%	1.8%
		<b>\$750-999</b>	2.8%	8.0%	7.4%	2.8%
		<b>\$1000+</b>	0.0%	0.0%	0.0%	7.1%