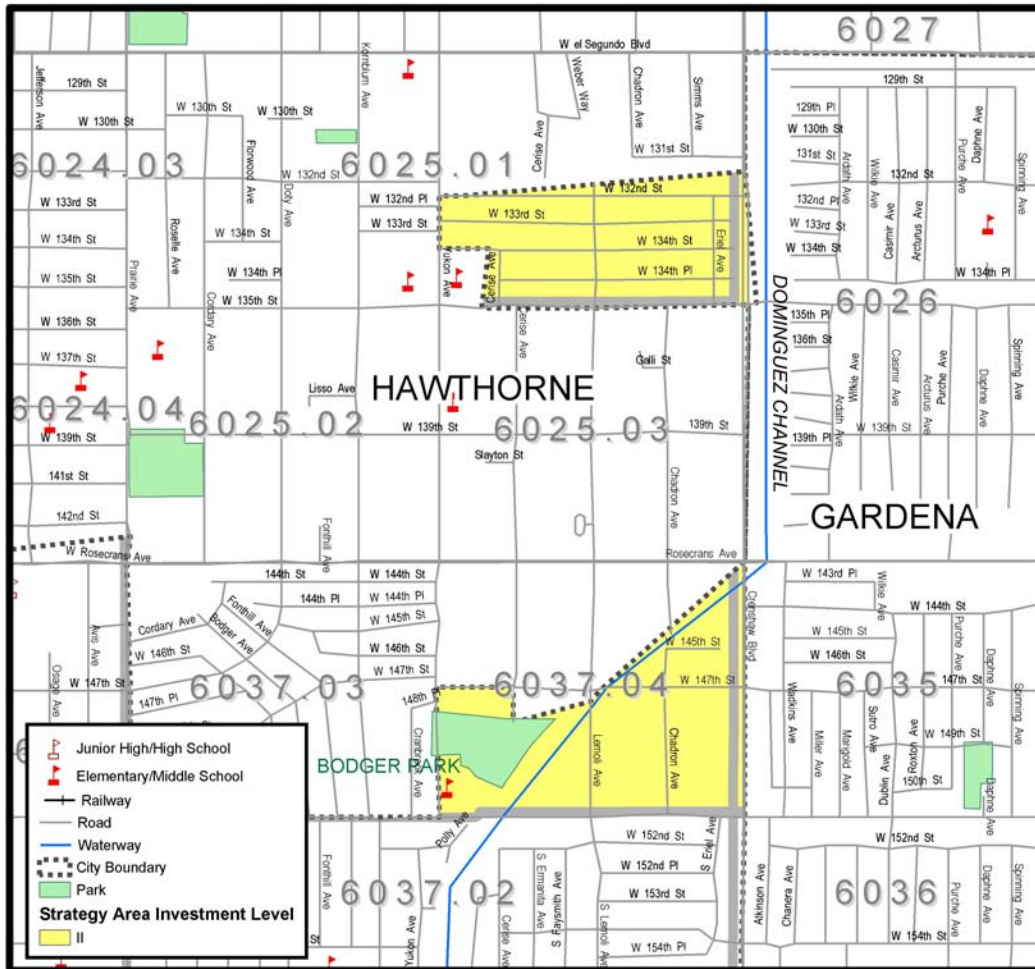


Alondra Park



Physical Description

The area consists of two tracts. The northerly tract is comprised of single-family housing and the southerly tract primarily consists of two-story apartment complexes. Overall, about 76% of all households are renter-occupied and 38% are overcrowded. Most of the housing stock is in fair to good condition, however the properties and landscaping are often poorly maintained, and graffiti is evident. Along Crenshaw Blvd., there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from

façade and rehabilitation improvements. The Dominguez Channel that borders the area on the north appears to be poorly maintained.

Community Development Needs

Selective investment is needed to repair, rehabilitate and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti abatement is also required.

STRATEGY AREA: Alondra Park

DISTRICT: 2

CENSUS TRACT(S)/BLOCK GROUP(S): 6025.01/all: 2-3, 6037.04/all: 1-3

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Neighborhood clean-up	
Drive approach and sidewalk improvements	
Commercial façade improvements	
Graffiti abatement	

Total Population	6,114	Total Units	2,847
Race/Ethnicity (% of Pop.)		Occupancy	
White	7.9%	Renter-Occupied	76.1%
Black	15.8%	Owner-Occupied	23.9%
Asian	8.8%	Vacant Units	129
American Indian/Alaskan Native	0.3%	(% of Total Units)	4.7%
Native Hawaiian/Other Pacific Islander	0.5%	Type of Units	
Some other Race	0.4%	Single-family units	35.7%
Two or more Races	1.7%	Duplex/Multifamily	63.5%
Hispanic	64.6%	Mobile Home, Boat, RV, etc	0.8%
Low-Income persons	65.5%	Age of Units	
Median Income	\$31,930	Built before 1940	1.8%
Compared to County Median	75.7%	Built before 1950	10.3%
Education Level (% of Pop.)		Built before 1970	39.3%
Less than 9th grade	19.1%	Built in 1970 or later	48.6%
Some High School	21.0%	Persons per Occupied Unit	3.3
High School Diploma	23.1%	Overcrowded	38%
Some College	26.6%	Renters	39.6%
College Degree	5.8%	Owners	34.6%
Advanced/Graduate Degree	4.3%	Bedrooms by Gross Rent	
Unemployed		(% of Total Rentals)	
		None	1
Male (of % employable males)	17.2%	\$0-199	0.7%
Female (of % employable females)	12.5%	\$200-299	0.0%
Households receiving Public Assistance	12.2%	\$300-499	0.2%
Persons in Poverty	26.1%	\$500-749	0.0%
		\$750-999	0.3%
		\$1000+	0.3%