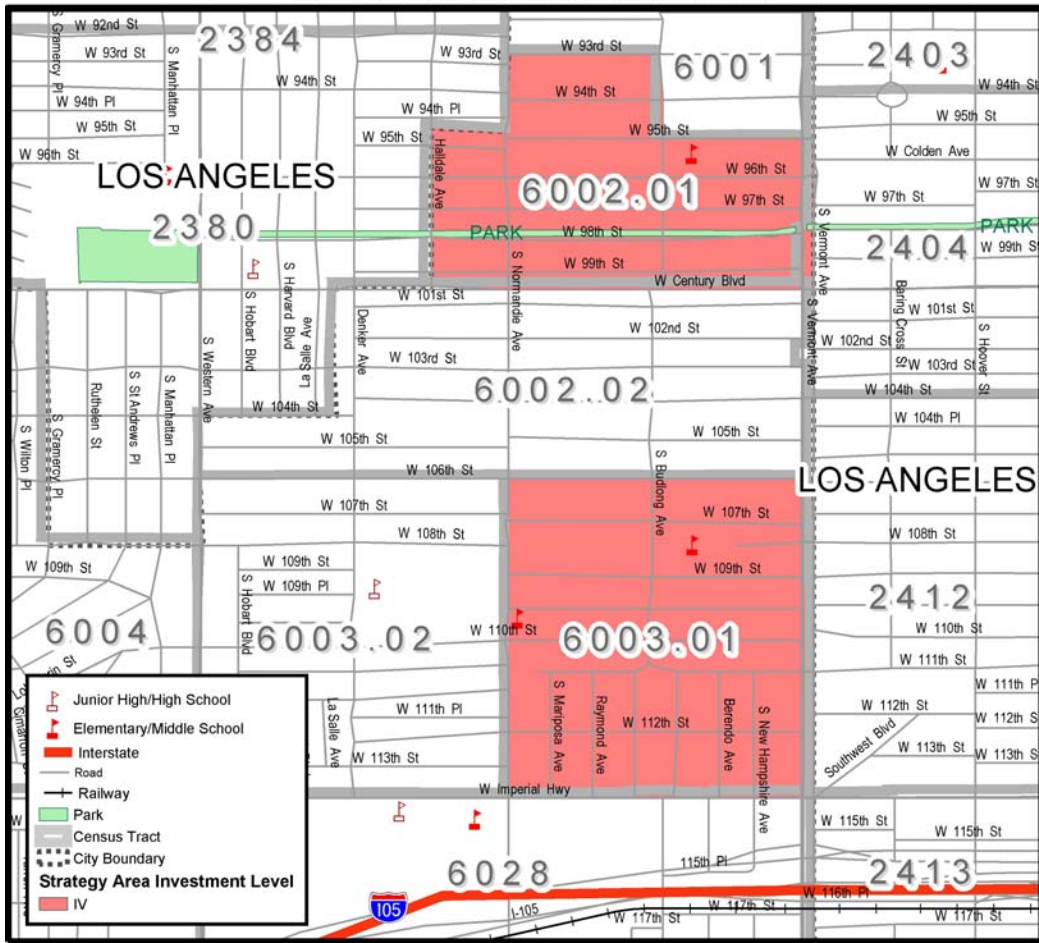


### Athens-West Athens-Westmont IV



### Physical Description

These two tracts contain a mix of mostly duplex and multi-family housing. Local-serving commercial, often with units above, line Vermont Avenue and is interspersed with multi-family residential units along Imperial Highway. Most of the commercial and residential development is in standard to poor condition. About 80% of the units are renter-occupied and 12% are vacant. The interior street pattern is convoluted in some portions of tract 6003.01; full right of way improvements are lacking in certain locations. Graffiti is evident near the commercial areas.

### Community Development Needs

This area needs extensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation. Up to 5% should be replaced. The commercial area along Vermont Avenue would benefit from commercial revitalization, façade improvements, and graffiti removal. Acquisition and improvement of full rights-of-way on inadequate local streets, particularly in tract 6003.01, is recommended.

**STRATEGY AREA: Athens-West Athens-Westmont IV**

**DISTRICT: 2**

**CENSUS TRACT(s)/BLOCK GROUP(s): 6002.01/all: 1-3, 6003.01/all: 1-4**

**DESIGNATION: IV – Extensive Investment**

| <b>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES</b> |  |
|--|--|
| Housing rehabilitation/minor home repairs      |  |
| Replacement of substandard units               |  |
| Commercial revitalization                      |  |
| Public works improvements                      |  |
| Graffiti abatement                             |  |

**POPULATION**

|  |          |
|--|----------|
| <b>Total Population</b>                | 11,529   |
| <b>Race/Ethnicity (% of Pop.)</b>      |          |
| White                                  | 1.2%     |
| Black                                  | 47.3%    |
| Asian                                  | 0.1%     |
| American Indian/Alaskan Native         | 0.2%     |
| Native Hawaiian/Other Pacific Islander | 0.3%     |
| Some other Race                        | 0.0%     |
| Two or more Races                      | 0.5%     |
| Hispanic                               | 50.4%    |
| <b>Low-Income persons</b>              | 80.2%    |
| <b>Median Income</b>                   | \$19,622 |
| <b>Compared to County Median</b>       | 46.5%    |
| <b>Education Level (% of Pop.)</b>     |          |
| Less than 9th grade                    | 29.0%    |
| Some High School                       | 29.0%    |
| High School Diploma                    | 22.2%    |
| Some College                           | 17.5%    |
| College Degree                         | 2.2%     |
| Advanced/Graduate Degree               | 0.0%     |

**Unemployed**

|                                  |       |
|----------------------------------|-------|
| Male (of % employable males)     | 13.8% |
| Female (of % employable females) | 22.3% |

**Households receiving Public Assistance** 24.6%

**Persons in Poverty** 43.0%

**HOUSING**

|                                  |       |
|----------------------------------|-------|
| <b>Total Units</b>               | 3,543 |
| <b>Occupancy</b>                 |       |
| Renter-Occupied                  | 80.0% |
| Owner-Occupied                   | 20.0% |
| <b>Vacant Units</b>              | 402   |
| (% of Total Units)               | 12.8% |
| <b>Type of Units</b>             |       |
| Single-family units              | 49.8% |
| Duplex/Multifamily               | 50.2% |
| Mobile Home, Boat, RV, etc       | 0.0%  |
| <b>Age of Units</b>              |       |
| Built before 1940                | 10.0% |
| Built before 1950                | 17.2% |
| Built before 1970                | 48.6% |
| Built in 1970 or later           | 24.2% |
| <b>Persons per Occupied Unit</b> | 3.7   |
| <b>Overcrowded</b>               | 45%   |
| Renters                          | 46.9% |
| Owners                           | 38.4% |

**Bedrooms by Gross Rent  
(% of Total Rentals)**

|                  | None | 1     | 2     | 3    |
|------------------|------|-------|-------|------|
| <b>\$0-199</b>   | 0.7% | 2.0%  | 0.8%  | 0.4% |
| <b>\$200-299</b> | 0.7% | 0.4%  | 2.3%  | 0.6% |
| <b>\$300-499</b> | 8.5% | 10.5% | 3.9%  | 1.4% |
| <b>\$500-749</b> | 6.0% | 20.6% | 18.4% | 3.2% |
| <b>\$750-999</b> | 1.0% | 3.0%  | 6.0%  | 3.2% |
| <b>\$1000+</b>   | 0.0% | 2.8%  | 1.3%  | 2.3% |