



Physical Description

Local-serving retail and auto-related uses line Central, Florence and Compton Avenues. Small houses and attached residences predominate along interior streets. An area of old industrial uses is found along Maie Avenue, south of Florence Avenue, with homes across the street. A station of the Light Rail Blue Line is located at Florence and Graham Avenues. About 32% of the housing units are more than 50 years old, and 34% of households are overcrowded. There are many underutilized and deteriorating commercial and residential properties. Industrial properties are being cleared along Maie Avenue. Graffiti is noticeable, particularly along Parmalee and Hooper Avenues.

Community Development Needs

About 25% of the residential properties in this tract need maintenance or minor rehabilitation; 20% need major rehabilitation or replacement. Commercial and industrial properties need similar levels of improvement. A comprehensive, multi-year program of business revitalization and a concentrated program of residential rehabilitation are in progress. The Florence Light Rail Station presents a potential catalyst for new development of nearby commercial, industrial and residential properties. Graffiti abatement is needed.

STRATEGY AREA: Florence

DISTRICT: 2

CENSUS TRACT(s)/BLOCK GROUP(s): 5350.00/all: 1-5

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Replacement of substandard units	
Commercial & industrial revitalization & development	
Graffiti abatement	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	7,915	Total Units	1,832			
Race/Ethnicity (% of Pop.)		Occupancy				
White	0.8%	Renter-Occupied	62.8%			
Black	12.5%	Owner-Occupied	37.2%			
Asian	0.0%	Vacant Units	103			
American Indian/Alaskan Native	0.0%	(% of Total Units)	5.6%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	77.1%			
Two or more Races	0.2%	Duplex/Multifamily	22.3%			
Hispanic	86.4%	Mobile Home, Boat, RV, etc	0.6%			
Low-Income persons	79.9%	Age of Units				
Median Income	\$23,012	Built before 1940	14.7%			
Compared to County Median	54.5%	Built 1940 to 1949	16.9%			
Education Level (% of Pop.)		Built 1950 to 1979	56.8%			
Less than 9th grade	47.6%	Built 1980 or later	11.6%			
Some High School	25.1%	Persons per Occupied Unit	4.6			
High School Diploma	17.6%	Overcrowded	34%			
Some College	7.8%	Renters	41.6%			
College Degree	1.8%	Owners	20.2%			
Advanced/Graduate Degree	0.1%	Bedrooms by Gross Rent				
Unemployed	14.5%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	12.2%	\$0-199	0.0%	0.5%	0.5%	0.0%
Female (of % employable females)	18.1%	\$200-299	0.5%	0.0%	1.5%	0.0%
Households receiving Public Assistance	17.0%	\$300-499	8.6%	16.9%	3.2%	0.0%
Persons in Poverty	40.3%	\$500-749	6.0%	24.5%	19.7%	1.6%
		\$750-999	2.2%	2.3%	3.9%	5.2%
		\$1000+	0.0%	0.6%	2.3%	0.0%