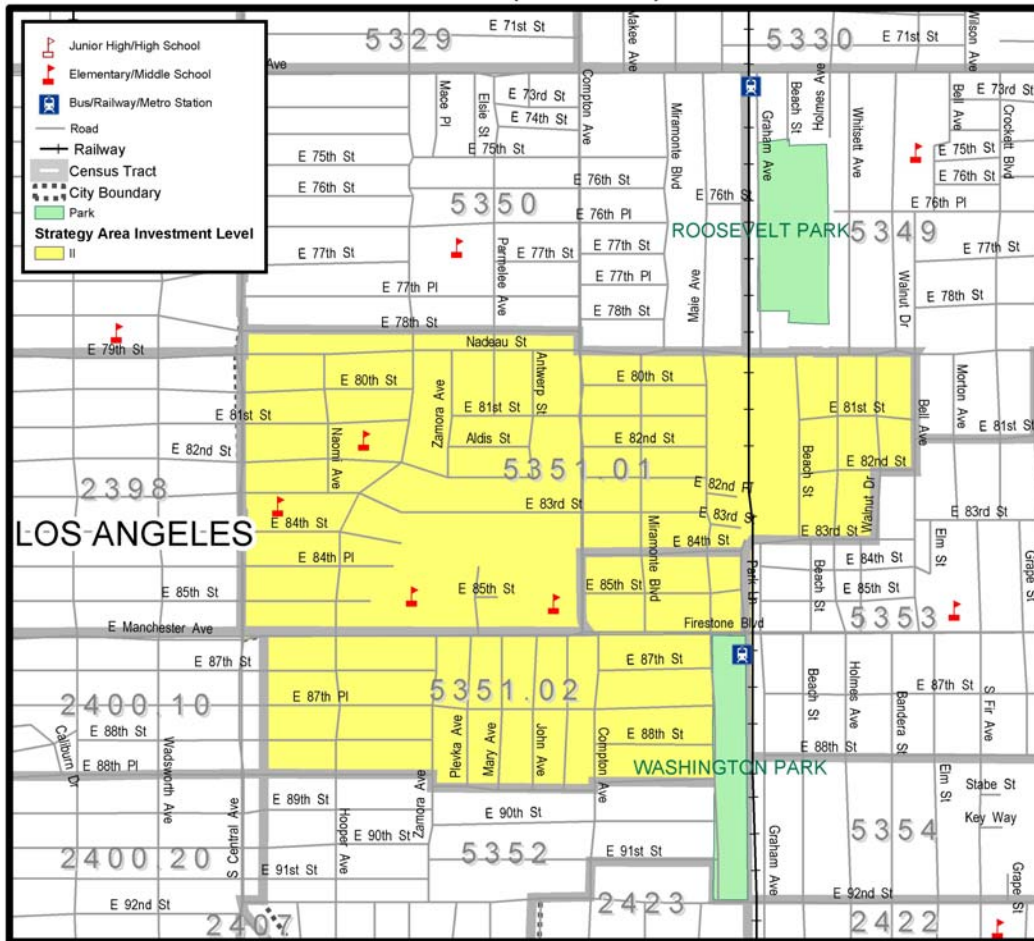


Graham (Firestone)



Physical Description

This area is mostly single-family, residential with well-maintained homes particularly prevalent in the western half of tract 5351.01. About 57% of the housing is renter-occupied and 26% of all housing is overcrowded. Industrial uses are found along Maie Avenue adjacent to the rail lines. Local commercial uses predominate along Central and Compton Avenues, Nadeau Street and Firestone Boulevard. There is a Light Rail Blue Line station at Firestone Boulevard and Graham Avenue. Some graffiti is evident in spot locations.

Community Development Needs

About 10% of the housing units in this area need major rehabilitation, and about 15% need maintenance/minor rehabilitation. Properties along Nadeau Street could benefit from economic development efforts; many commercial properties are vacant or underutilized. Commercial uses along Central Avenue and Firestone Boulevard need revitalization; a majority of these properties are in disrepair. The Firestone Light Rail Station could catalyze new revitalization and rehabilitation of nearby properties. Graffiti abatement is needed.

STRATEGY AREA: Graham (Firestone)

DISTRICT: 2

CENSUS TRACT(s)/BLOCK GROUP(s): 5351.01/all: 1-5, 5351.02/all: 1-3

DESIGNATION: II – Selective Investment

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES</p> <p>Housing rehabilitation/minor home repairs Replacement of substandard units Commercial & industrial revitalization & development Graffiti abatement</p>
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<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	10,560	Total Units	2,653			
Race/Ethnicity (% of Pop.)		Occupancy				
White	0.9%	Renter-Occupied	56.7%			
Black	25.1%	Owner-Occupied	43.3%			
Asian	0.0%	Vacant Units	170			
American Indian/Alaskan Native	0.0%	(% of Total Units)	6.4%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	83.0%			
Two or more Races	0.2%	Duplex/Multifamily	16.8%			
Hispanic	73.9%	Mobile Home, Boat, RV, etc	0.2%			
Low-Income persons	70.8%	Age of Units				
Median Income	\$26,383	Built before 1940	15.6%			
Compared to County Median	62.5%	Built 1940 to 1949	22.1%			
Education Level (% of Pop.)		Built 1950 to 1979	52.7%			
Less than 9th grade	36.7%	Built 1980 or later	9.5%			
Some High School	28.2%	Persons per Occupied Unit	4.3			
High School Diploma	17.5%	Overcrowded	26%			
Some College	14.1%	Renters	31.3%			
College Degree	1.8%	Owners	19.3%			
Advanced/Graduate Degree	1.7%	Bedrooms by Gross Rent				
Unemployed	15.5%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	15.9%	\$0-199	0.5%	0.7%	0.4%	0.0%
Female (of % employable females)	15.0%	\$200-299	0.0%	0.0%	1.5%	0.8%
Households receiving Public Assistance	16.1%	\$300-499	5.1%	6.9%	3.8%	1.9%
Persons in Poverty	33.8%	\$500-749	6.3%	26.2%	15.6%	3.8%
		\$750-999	0.8%	6.5%	9.9%	2.4%
		\$1000+	0.0%	1.0%	3.3%	2.7%