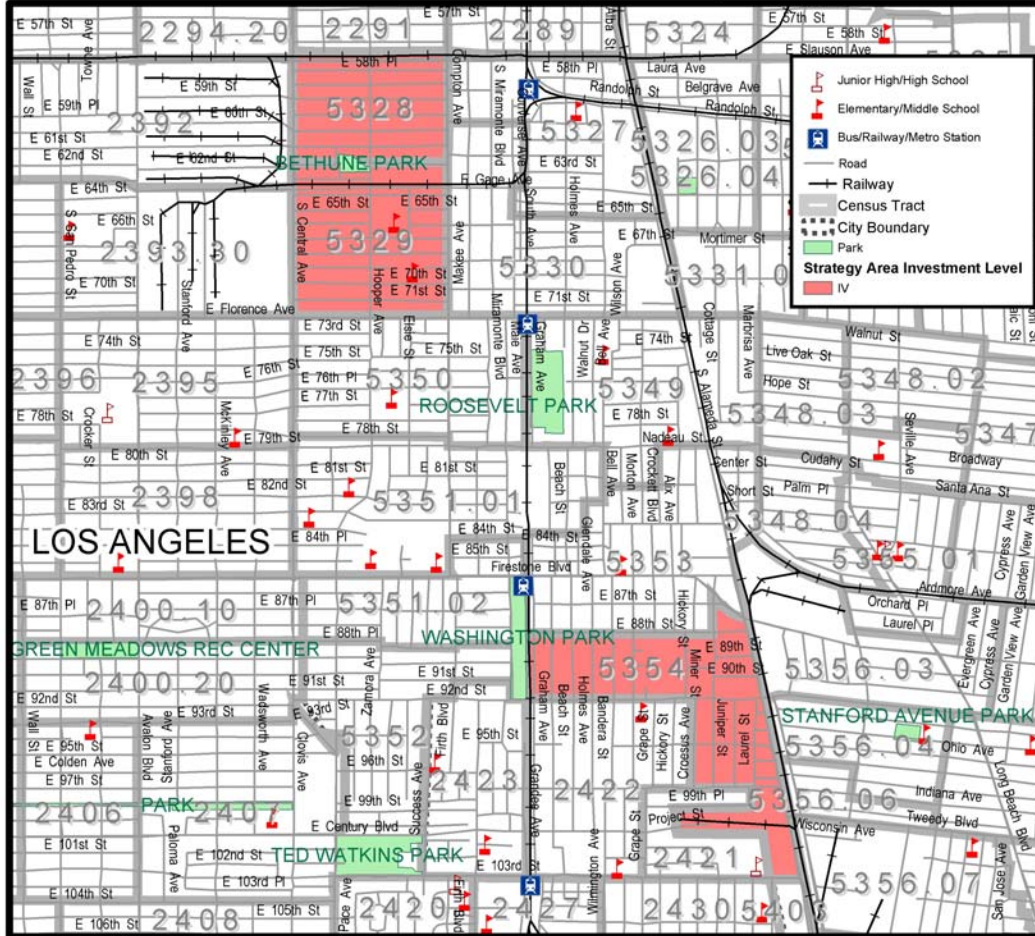


## Graham-Florence (Firestone)



(closer views of this area follow)

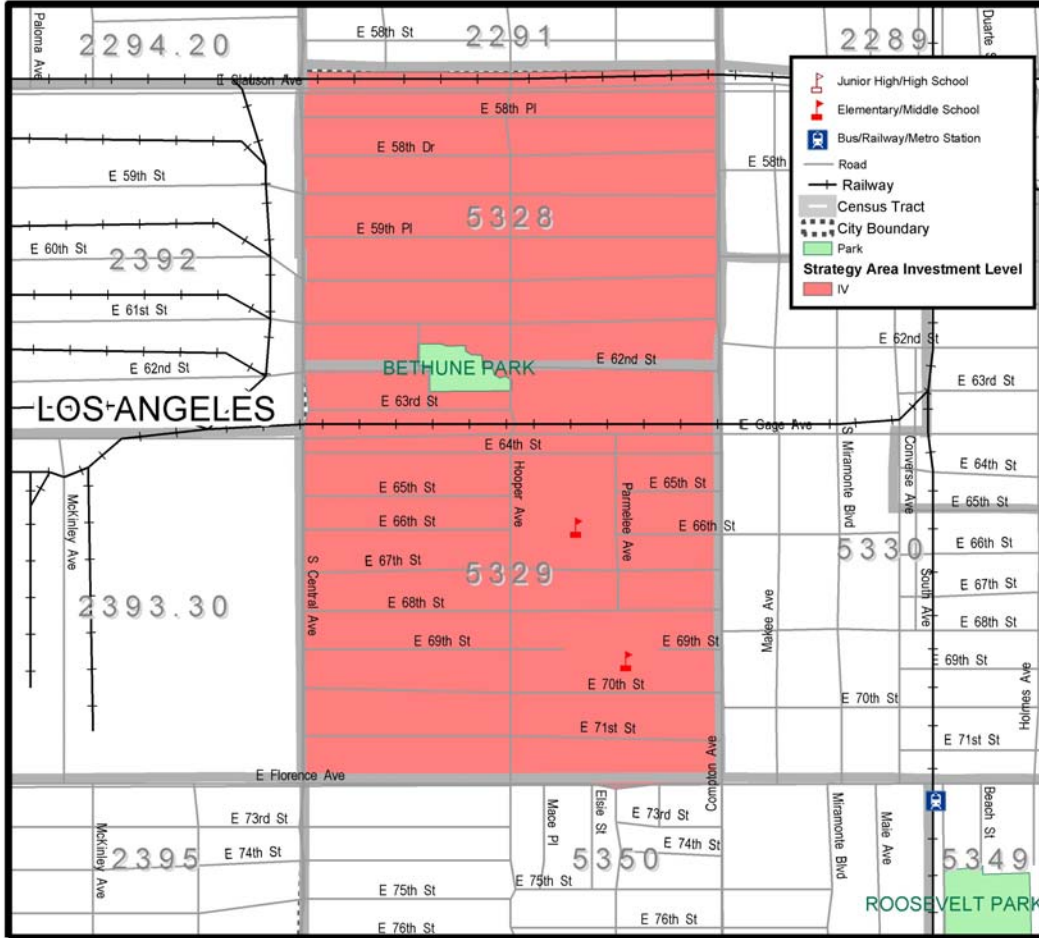
### Physical Description

These tracts are marked by extensive disinvestment. Metal yards, furniture makers, and auto recyclers line Alameda Street and parts of Slauson Avenue. Local businesses line Central, Compton and Florence Avenues. Most commercial and industrial properties are in disrepair. Local residential areas contain a mix of single- and multi-family housing units, with almost 70% being renter-occupied. Over 33% of the units are more than 50 years old, and almost 35% are overcrowded. Graffiti and trash exists along Slauson, Compton, and parts of Florence Avenues. A Blue Line Station is at Slauson Avenue and Long Beach Boulevard.

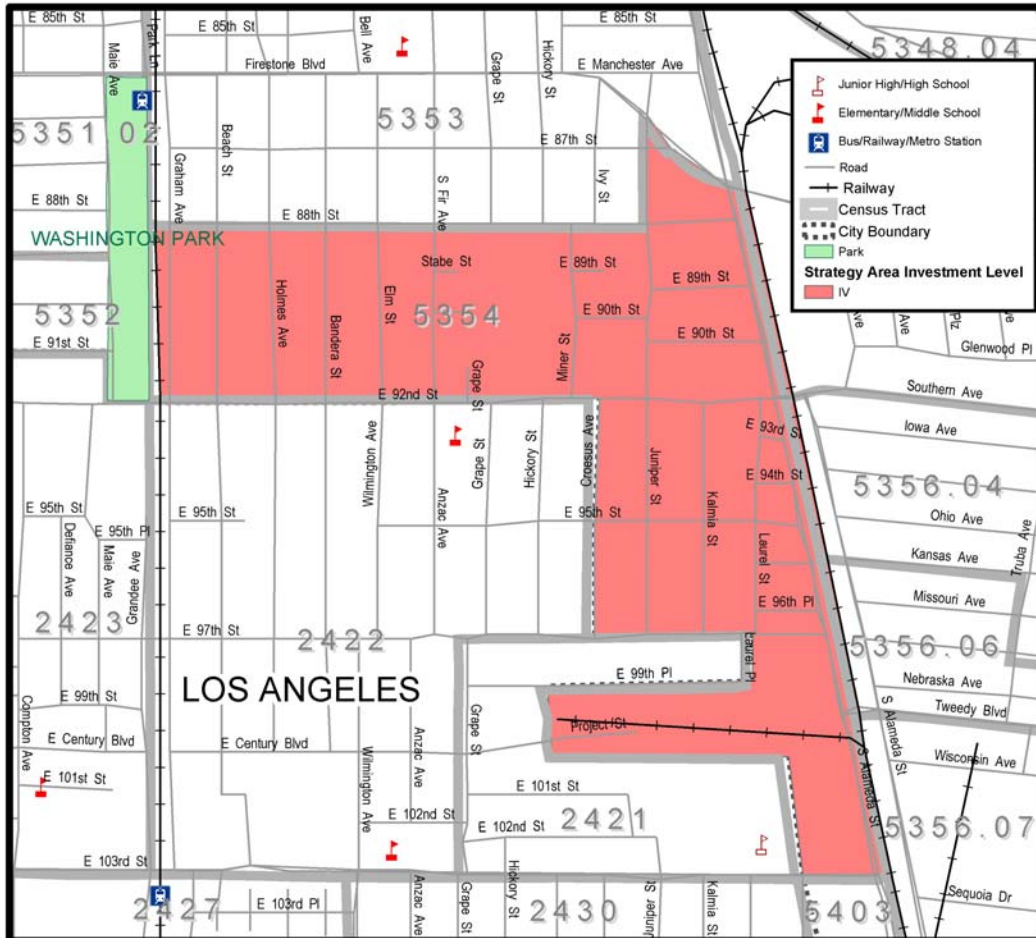
### Community Development Needs

A multi-year strategy focused on residential revitalization and replacement is required. Roughly 40% of the units need rehabilitation or replacement. Extension of the business revitalization efforts begun along Florence Avenue is advised for Compton and Central Avenues. Aggressive graffiti removal is needed. Development opportunities exist near the Slauson Light Rail Station, where there are several underutilized maintenance yards and industrial properties.

## Graham-Florence (Firestone) IV North Tracts



## Graham-Florence (Firestone) IV South Tract



**STRATEGY AREA: Graham-Florence (Firestone) IV**

**DISTRICT: 2**

**CENSUS TRACT(s)/BLOCK GROUP(s): 5354.00/all: 1-3, 5328.00/all: 1-2, 5329.00/all: 1-4**

**DESIGNATION: IV – Extensive Investment**

<b>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES</b>	
Housing rehabilitation/minor home repairs	
Replacement of substandard units	
Commercial & industrial revitalization & development	
Graffiti removal & neighborhood clean-up programs	

<u><b>POPULATION</b></u>		<u><b>HOUSING</b></u>				
<b>Total Population</b>	13,778	<b>Total Units</b>	3,339			
<b>Race/Ethnicity (% of Pop.)</b>		<b>Occupancy</b>				
White	1.2%	Renter-Occupied	69.0%			
Black	12.0%	Owner-Occupied	31.0%			
Asian	0.0%	<b>Vacant Units</b>	218			
American Indian/Alaskan Native	0.2%	(% of Total Units)	6.5%			
Native Hawaiian/Other Pacific Islander	0.0%	<b>Type of Units</b>				
Some other Race	0.0%	Single-family units	60.9%			
Two or more Races	0.1%	Duplex/Multifamily	38.9%			
Hispanic	86.4%	Mobile Home, Boat, RV, etc	0.1%			
<b>Low-Income persons</b>	74.5%	<b>Age of Units</b>				
<b>Median Income</b>	\$22,823	Built before 1940	18.2%			
<b>Compared to County Median</b>	54.1%	Built 1940 to 1949	15.0%			
<b>Education Level (% of Pop.)</b>		Built 1950 to 1979	54.1%			
Less than 9th grade	52.9%	Built 1980 or later	12.7%			
Some High School	25.0%	<b>Persons per Occupied Unit</b>	4.4			
High School Diploma	12.6%	<b>Overcrowded</b>	35%			
Some College	8.3%	Renters	43.3%			
College Degree	0.6%	Owners	15.7%			
Advanced/Graduate Degree	0.5%	<b>Bedrooms by Gross Rent</b>				
<b>Unemployed</b>	18.2%	(% of Total Rentals)	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>
Male (of % employable males)	17.3%	<b>\$0-199</b>	0.3%	1.4%	0.5%	0.3%
Female (of % employable females)	19.7%	<b>\$200-299</b>	0.8%	0.8%	0.4%	0.2%
<b>Households receiving Public Assistance</b>	16.7%	<b>\$300-499</b>	16.0%	16.9%	4.7%	1.1%
<b>Persons in Poverty</b>	40.9%	<b>\$500-749</b>	12.2%	17.8%	12.6%	2.8%
		<b>\$750-999</b>	1.8%	1.7%	2.6%	1.6%
		<b>\$1000+</b>	0.3%	0.6%	0.5%	1.8%