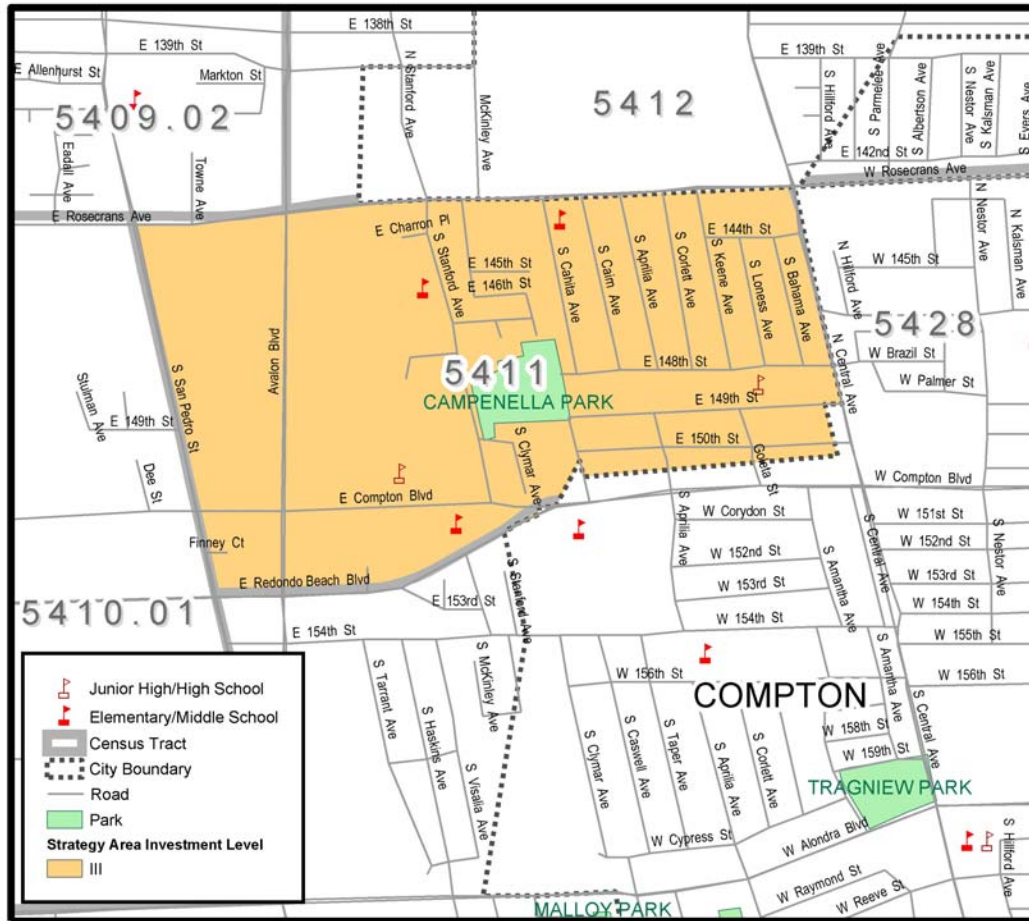


West Compton



Physical Description

This area is split between single-family residential, industrial, and commercial uses. The dwellings tend to be very small, situated on narrow lots. San Pedro Street is lined with newer light industry. Avalon Boulevard is a mix of commercial, small industrial, large storage and auto recycling uses. Rosecrans Avenue is lined by residences, with commercial uses at the major streets. Redondo Beach and Compton Boulevards are industrial to the west and residential to the east. There are several vacant industrial properties on San Pedro Street, two vacant properties on Rosecrans Avenue and two large vacant residential parcels on Stanford

Avenue near 149th Street. Graffiti is evident along Rosecrans Avenue.

Community Development Needs

About 50% of the dwellings need rehabilitation. Avalon Boulevard needs a clean-up program to provide better screening and landscaping of the large storage yards. Graffiti removal is needed along Rosecrans Avenue. A number of the non-residential properties need improved screening, revitalization, or replacement.

STRATEGY AREA: West Compton

DISTRICT: 2

CENSUS TRACT(s)/BLOCK GROUP(s): 5411.00/all: 1-3

DESIGNATION: III – Intensive Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Commercial & industrial revitalization & development	
Development of vacant or under-utilized residential, commercial & industrial parcels	
Graffiti abatement	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	3,032	Total Units	856			
Race/Ethnicity (% of Pop.)		Occupancy				
White	0.9%	Renter-Occupied	33.4%			
Black	54.6%	Owner-Occupied	66.6%			
Asian	0.0%	Vacant Units	33			
American Indian/Alaskan Native	1.6%	(% of Total Units)	3.9%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.6%	Single-family units	75.8%			
Two or more Races	2.1%	Duplex/Multifamily	11.8%			
Hispanic	40.1%	Mobile Home, Boat, RV, etc	12.4%			
Low-Income persons	62.8%	Age of Units				
Median Income	\$32,966	Built before 1940	7.1%			
Compared to County Median	78.1%	Built 1940 to 1949	26.5%			
Education Level (% of Pop.)		Built 1950 to 1979	61.8%			
Less than 9th grade	19.3%	Built 1980 or later	4.6%			
Some High School	23.6%	Persons per Occupied Unit	3.7			
High School Diploma	22.3%	Overcrowded	15%			
Some College	28.0%	Renters	9.1%			
College Degree	4.4%	Owners	18.3%			
Advanced/Graduate Degree	2.3%	Bedrooms by Gross Rent				
		(% of Total Rentals)				
Unemployed	18.4%		None	1	2	3
Male (of % employable males)	19.0%	\$0-199	0.0%	4.9%	10.1%	0.0%
Female (of % employable females)	17.8%	\$200-299	0.0%	0.0%	5.6%	3.4%
Households receiving Public Assistance	12.3%	\$300-499	2.2%	5.6%	10.1%	0.0%
Persons in Poverty	22.4%	\$500-749	3.7%	7.5%	9.3%	1.9%
		\$750-999	0.0%	4.9%	7.1%	11.2%
		\$1000+	3.4%	0.0%	0.0%	9.3%