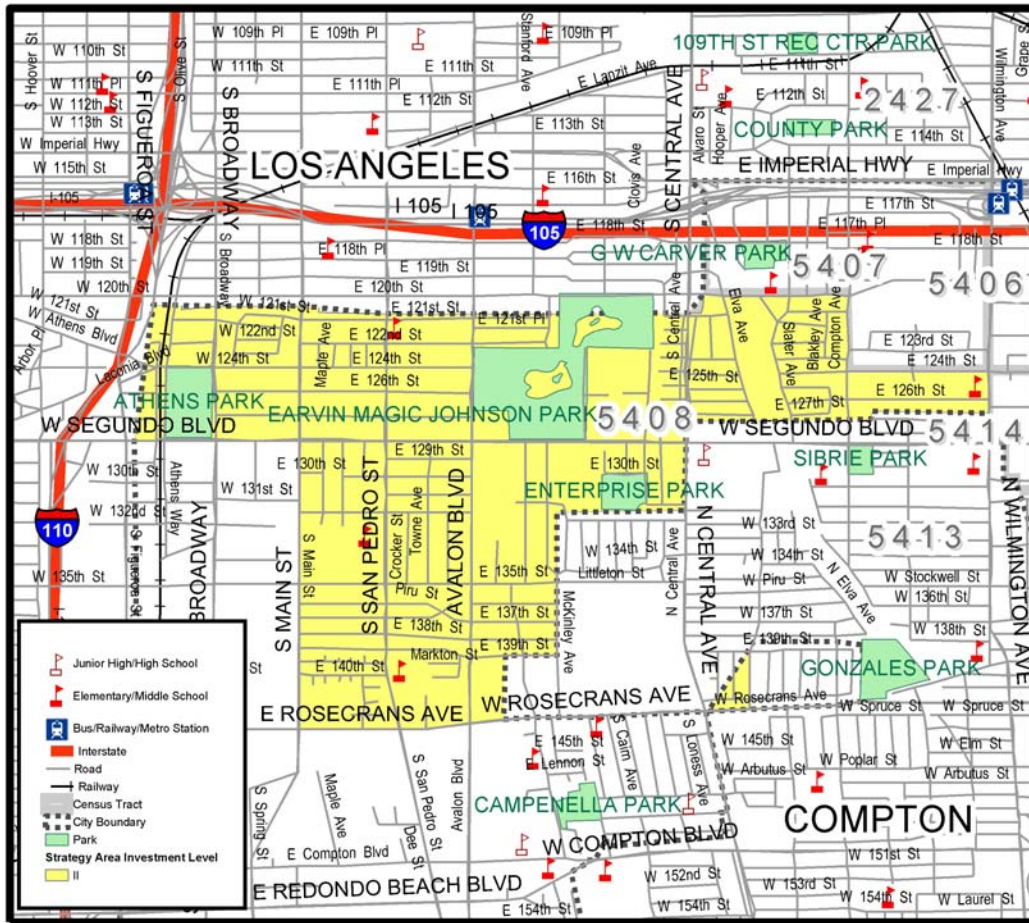


## Willowbrook II



### Physical Description

The southwest portion of this area mostly contains light and heavy industry, with local and auto-related commercial interspersed. There is a large commercial center on the southeast corner of Avalon and El Segundo Boulevards. Vacant, underutilized, and deteriorated properties are mixed in with standard condition industrial facilities. Northeast of Main Street and Rosecrans Avenue is an area of very well-maintained homes.

Areas further north and east are predominantly single-family residential with a few apartment complexes. Most areas are relatively well-maintained with tidy homes and tree-lined streets. There are, however, limited areas and

properties with severely deteriorated units. A pattern of disinvestment is emerging in some locations. Graffiti is found in a few locations along major streets, particularly on curbs and electrical boxes. There is a graffiti-covered old industrial building on Main Street just south of El Segundo Boulevard.

### Community Development Needs

Commercial/industrial revitalization and site specific rehabilitation are needed. Targeted residential replacement or rehabilitation is required to assist specific properties and areas. Graffiti abatement is evident but needs to be increased in the industrial and commercial areas.

**STRATEGY AREA: Willowbrook II**

**DISTRICT: 2**

**CENSUS TRACT(s)/BLOCK GROUP(s): 5408.00/all: 1-5, 5409.01/all: 1-4, 5409.02/all: 1-3, 5412.00/4,7**

**DESIGNATION: II – Selective Investment**

<b>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES</b>	
Housing rehabilitation/minor home repairs	
Replacement of substandard units	
Residential infill	
Acquisition and development of vacant residential parcels	
Commercial & industrial revitalization & development	

<u><b>POPULATION</b></u>		<u><b>HOUSING</b></u>				
<b>Total Population</b>	16,049	<b>Total Units</b>	4,642			
<b>Race/Ethnicity (% of Pop.)</b>		<b>Occupancy</b>				
White	0.9%	Renter-Occupied	38.4%			
Black	60.6%	Owner-Occupied	61.6%			
Asian	0.1%	<b>Vacant Units</b>	218			
American Indian/Alaskan Native	0.3%	(% of Total Units)	4.7%			
Native Hawaiian/Other Pacific Islander	0.6%	<b>Type of Units</b>				
Some other Race	0.0%	Single-family units	79.7%			
Two or more Races	1.7%	Duplex/Multifamily	18.5%			
Hispanic	35.7%	Mobile Home, Boat, RV, etc	1.8%			
<b>Low-Income persons</b>	57.2%	<b>Age of Units</b>				
<b>Median Income</b>	\$32,642	Built before 1940	5.8%			
<b>Compared to County Median</b>	77.4%	Built 1940 to 1949	31.5%			
<b>Education Level (% of Pop.)</b>		Built 1950 to 1979	54.4%			
Less than 9th grade	17.9%	Built 1980 or later	8.4%			
Some High School	23.4%	<b>Persons per Occupied Unit</b>	3.6			
High School Diploma	21.3%	<b>Overcrowded</b>	13%			
Some College	28.3%	Renters	11.4%			
College Degree	6.8%	Owners	14.6%			
Advanced/Graduate Degree	2.3%	<b>Bedrooms by Gross Rent</b>				
<b>Unemployed</b>	14.7%	(% of Total Rentals)	<b>None</b>	<b>1</b>	<b>2</b>	<b>3</b>
Male (of % employable males)	15.9%	<b>\$0-199</b>	1.7%	4.2%	3.5%	2.4%
Female (of % employable females)	13.5%	<b>\$200-299</b>	0.4%	4.6%	4.1%	1.7%
<b>Households receiving Public Assistance</b>	14.9%	<b>\$300-499</b>	3.1%	5.1%	3.2%	3.0%
<b>Persons in Poverty</b>	24.8%	<b>\$500-749</b>	2.1%	9.3%	14.5%	6.3%
		<b>\$750-999</b>	1.9%	2.6%	6.7%	7.3%
		<b>\$1000+</b>	1.2%	1.1%	2.7%	7.2%