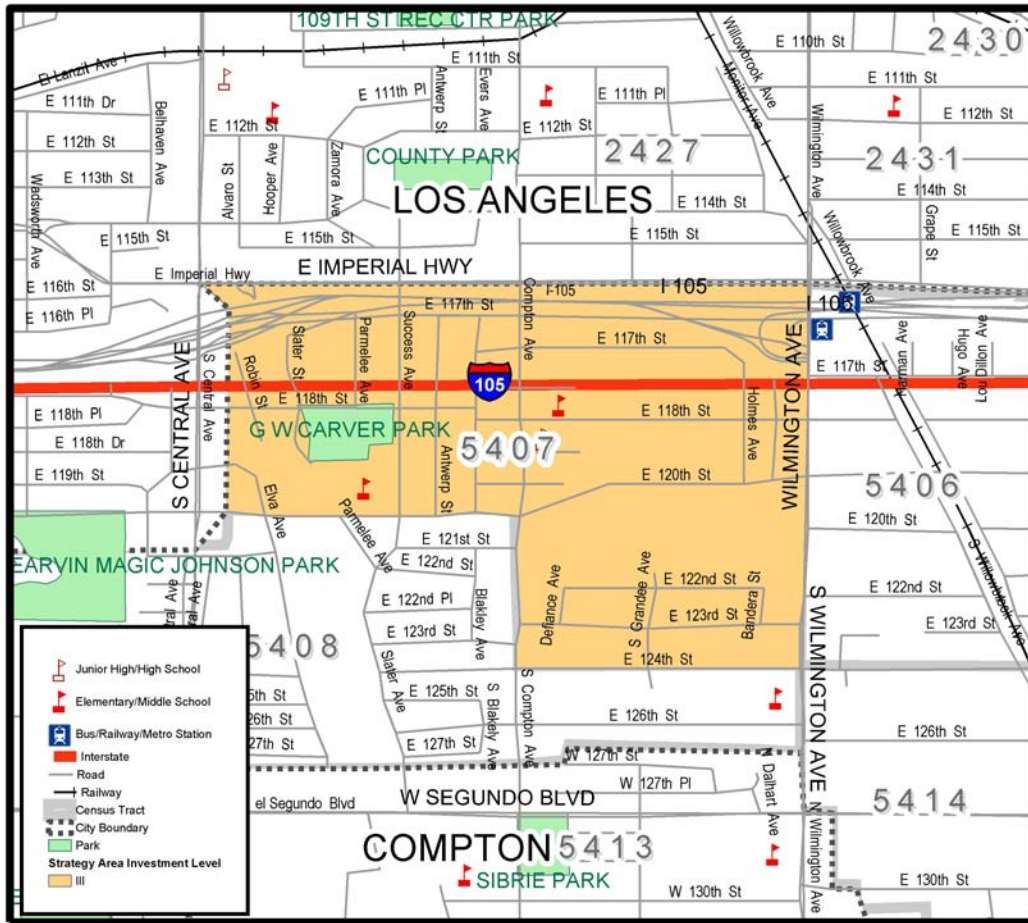


Willowbrook III



Physical Description

The area just north of the King Hospital/Drew Medical Center, within the redevelopment zone, is largely transitioning to medical-related, quasi-public uses and multi-family residential units. There are several blocks of single and attached dwellings between 119th Street and the 105 Freeway, which are mostly in deteriorated condition. Single-family development immediately south of the hospital is generally in standard to good condition. Graffiti is sparsely scattered in this area.

Community Development Needs

Continued investment in the area north of the hospital is needed to enhance this area as a major medical center. A comprehensive program of residential improvement is needed to rehabilitate approximately 25% of the housing stock and to attract private investment of the remaining units. Development of excess vacant properties along the 105 Freeway and revitalization of properties near the Light Rail Stations offer opportunities for community enhancement.

STRATEGY AREA: Willowbrook III

DISTRICT: 2

CENSUS TRACT(s)/BLOCK GROUP(s): 5407.00/all: 1-6

DESIGNATION: III – Intensive Investment

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

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	3,106	Total Units	787			
Race/Ethnicity (% of Pop.)		Occupancy				
White	2.1%	Renter-Occupied	54.8%			
Black	41.2%	Owner-Occupied	45.2%			
Asian	0.7%	Vacant Units	64			
American Indian/Alaskan Native	0.5%	(% of Total Units)	8.1%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	75.1%			
Two or more Races	0.5%	Duplex/Multifamily	24.9%			
Hispanic	55.0%	Mobile Home, Boat, RV, etc	0.0%			
Low-Income persons	76.5%	Age of Units				
Median Income	\$23,914	Built before 1940	7.0%			
Compared to County Median	56.7%	Built 1940 to 1949	32.4%			
Education Level (% of Pop.)		Built 1950 to 1979	48.3%			
Less than 9th grade	23.6%	Built 1980 or later	12.3%			
Some High School	21.8%	Persons per Occupied Unit	4.0			
High School Diploma	27.2%	Overcrowded	20%			
Some College	18.6%	Renters	22.4%			
College Degree	2.7%	Owners	16.3%			
Advanced/Graduate Degree	6.1%	Bedrooms by Gross Rent				
Unemployed	15.1%	(% of Total Rentals)				
Male (of % employable males)	14.2%		None	1	2	3
Female (of % employable females)	16.8%	\$0-199	5.2%	0.0%	0.0%	0.0%
Households receiving Public Assistance	13.4%	\$200-299	0.0%	0.0%	3.0%	0.0%
Persons in Poverty	36.9%	\$300-499	3.8%	8.2%	8.0%	4.4%
		\$500-749	0.0%	20.6%	10.7%	3.8%
		\$750-999	0.0%	3.0%	16.5%	5.5%
		\$1000+	0.0%	2.2%	2.7%	2.2%