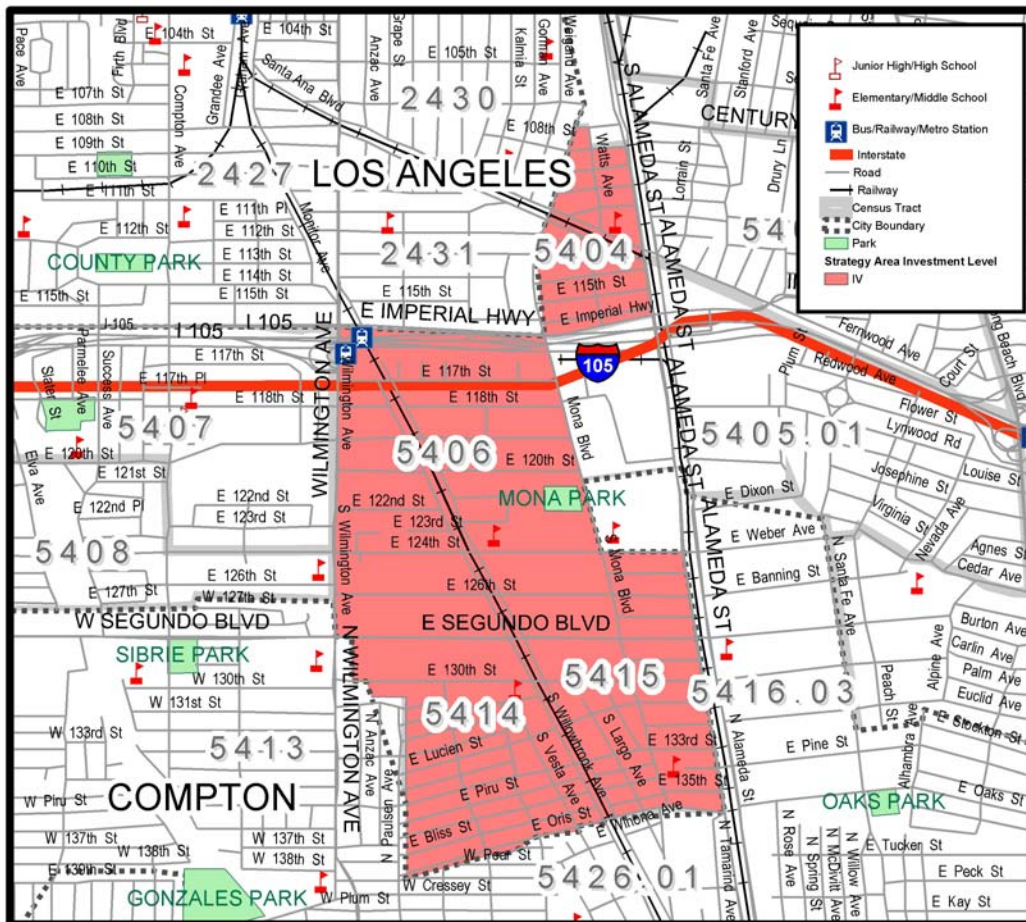


Willowbrook IV



Physical Description

These census tracts are primarily composed of single-family residential development. Nearly 22% of the units are low-rise apartments or duplexes. Housing areas suffer significantly from deterioration and blight. About 25% of the households are overcrowded. Commercial development is dominated by the new Kenneth Hahn Plaza at Wilmington Avenue and 119th Street, which is in good condition. Other local commercial uses are scattered at major intersections and are largely deteriorated. Old industrial and auto-related commercial development is found along Alameda Street; a large metal forge property is abandoned. Stations of the Blue and Green Light Rail Lines are

located adjacent to each other at Wilmington Avenue and the 105 Freeway. Graffiti is particularly concentrated in the Alameda area. Graffiti is also prevalent along Willowbrook Avenue, down which the Blue Line and a major freight line run.

Community Development Needs

A long-term community revitalization plan is needed, incorporating strategies to replace up to 10% of the housing stock and rehabilitate a majority of the remaining units. Development opportunities are created by the pedestrian and auto traffic from the Light Rail stations and the 105 Freeway. Vacant surplus land along the freeway—mostly along Imperial Highway—has development potential.

STRATEGY AREA: Willowbrook IV

DISTRICT: 2

CENSUS TRACT(S)/BLOCK GROUP(S): 5404.00/all: 1-2, 5406.00/all: 1-3, 5414.00/all: 1-5, 5415.00/all: 1-4

DESIGNATION: IV – Extensive 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	17,512	Total Units	4,200			
Race/Ethnicity (% of Pop.)		Occupancy				
White	0.5%	Renter-Occupied	57.3%			
Black	27.3%	Owner-Occupied	42.7%			
Asian	0.0%	Vacant Units	338			
American Indian/Alaskan Native	0.1%	(% of Total Units)	8.0%			
Native Hawaiian/Other Pacific Islander	0.3%	Type of Units				
Some other Race	0.0%	Single-family units	77.3%			
Two or more Races	0.3%	Duplex/Multifamily	22.1%			
Hispanic	71.4%	Mobile Home, Boat, RV, etc	0.7%			
Low-Income persons	73.5%	Age of Units				
Median Income	\$25,986	Built before 1940	10.5%			
Compared to County Median	61.6%	Built 1940 to 1949	15.3%			
Education Level (% of Pop.)		Built 1950 to 1979	52.5%			
Less than 9th grade	39.4%	Built 1980 or later	21.7%			
Some High School	26.6%	Persons per Occupied Unit	4.5			
High School Diploma	17.4%	Overcrowded	25%			
Some College	14.3%	Renters	27.3%			
College Degree	1.6%	Owners	21.9%			
Advanced/Graduate Degree	0.7%	Bedrooms by Gross Rent				
Unemployed	13.6%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	11.7%	\$0-199	0.3%	1.8%	2.6%	0.0%
Female (of % employable females)	16.3%	\$200-299	1.4%	4.1%	0.7%	0.2%
Households receiving Public Assistance	20.1%	\$300-499	4.2%	10.8%	4.7%	3.3%
Persons in Poverty	34.9%	\$500-749	4.5%	16.8%	14.3%	6.2%
		\$750-999	0.6%	3.0%	6.0%	8.1%
		\$1000+	0.0%	1.2%	3.2%	2.1%