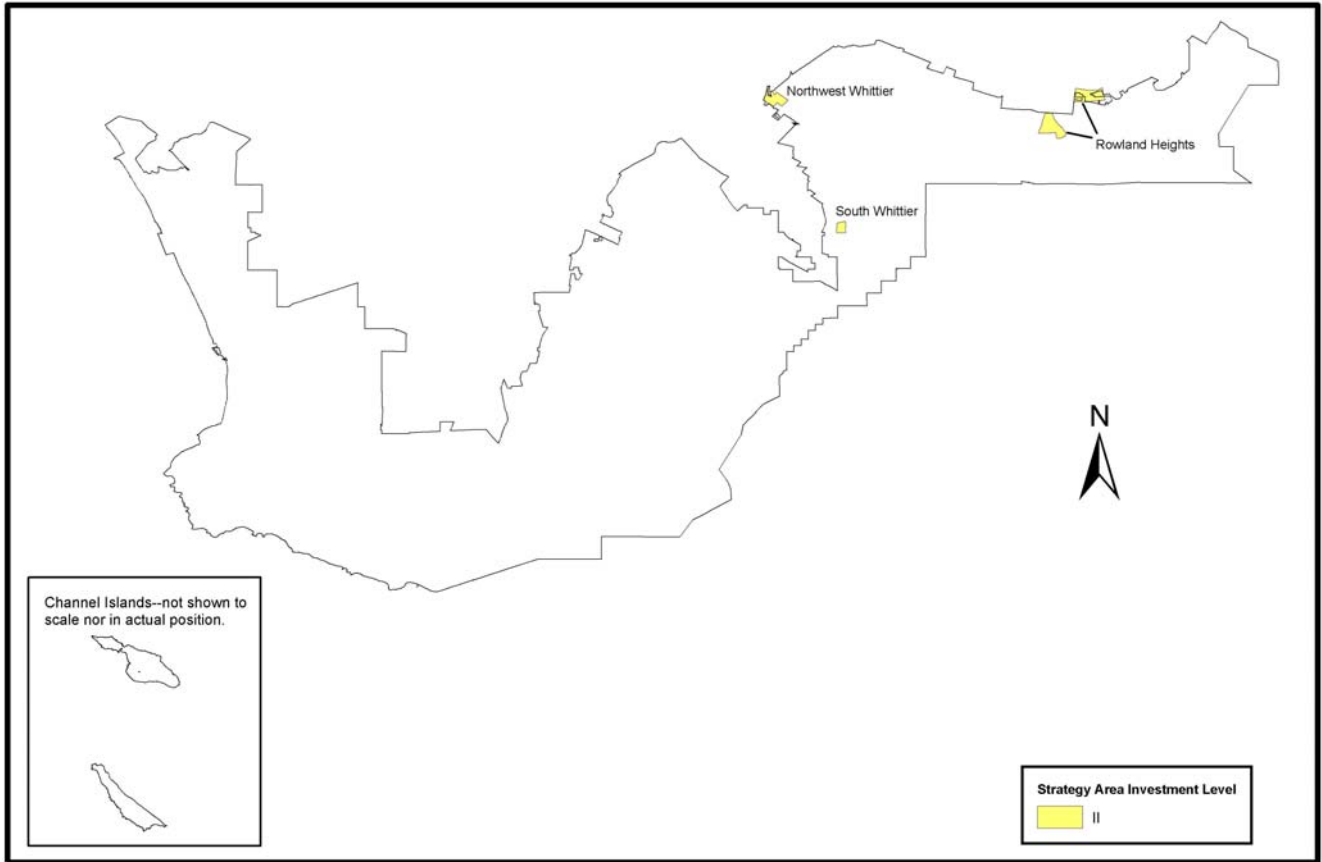


Fourth District
STRATEGY AREAS



FOURTH SUPERVISORIAL DISTRICT

Los Angeles County

Fourth Supervisorial District Strategy Area Designations

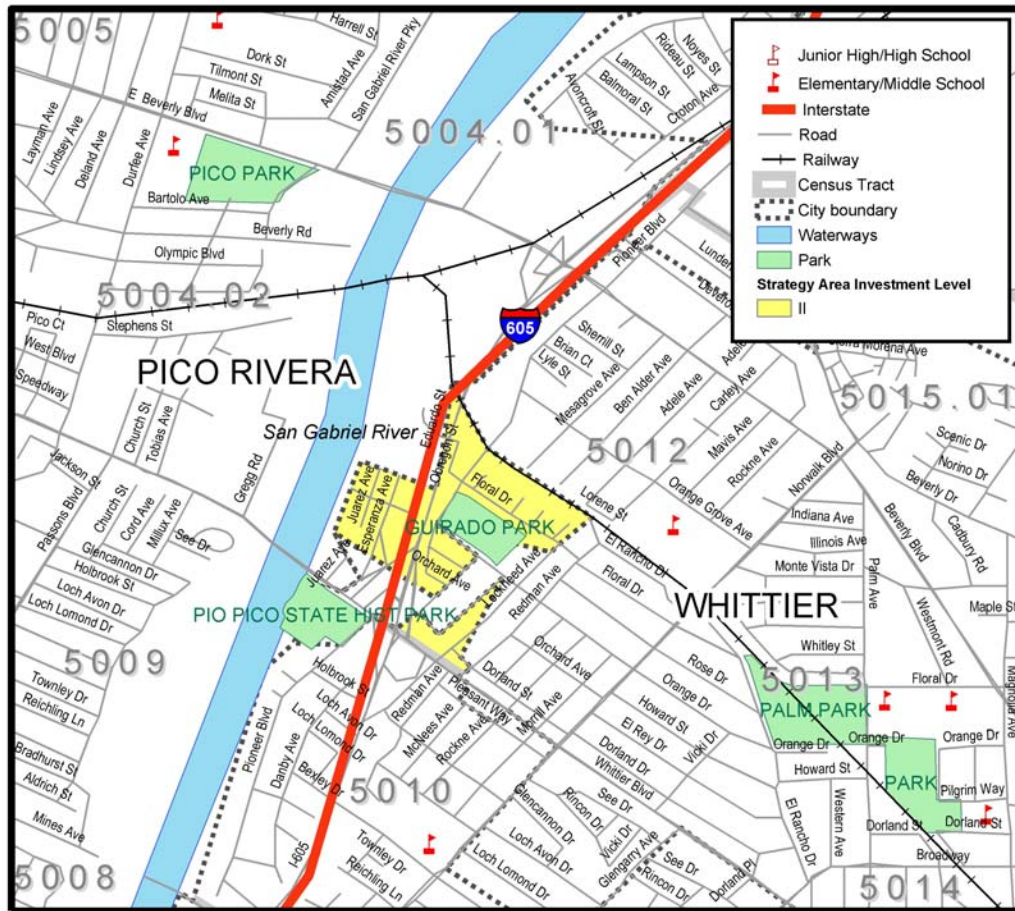
| <u>Community</u> | <u>Level IV</u> | <u>Level III</u> | <u>Level II</u> | <u>Level I</u> |
|--------------------|-----------------|------------------|--------------------|----------------|
| Northwest Whittier | | | 5012.00 | |
| Rowland Heights | | | 4082.12 4087.21 | |
| South Whittier | | | 5031.01 | |

**Statistical Profile of
the Fourth Supervisorial District**

| | Strategy Areas | All Unincorporated Areas in District | Strategy Areas as a % of District's Unincorporated Areas |
|---|---------------------------|---|---|
| Total Population | 10,997 | 167,534 | 7% |
| Total Low- and Moderate-Income Persons | 6,176 | 49,697 | 12% |
| Unemployed Persons in Civilian Workforce | 351 | 4,452 | 8% |
| Total Housing Units | 2,938 | 55,538 | 5% |
| Total Units Built Before 1950 | 295 | 2,903 | 10% |
| Total Units Built Between 1950 and 1979 | 2,257 | 42,218 | 5% |
| Total Units Built 1980 or Later | 387 | 10,416 | 4% |
| Overcrowded Housing Units | 1,171 | 7,711 | 15% |

Fourth District
STRATEGY AREAS

Northwest Whittier



Physical Description

East of the 605 freeway consists of standard housing located near a school and park. West of the 605 freeway consist of a pocket of housing in need of minor and major rehabilitation, poor circulation which may limit access to safety vehicles in case of fire, and a church and storage building along the 605 freeway which provides a sound buffer.

Community Development Needs

Selective investment is primarily needed in the area west of the 605 Freeway. Empty lots within this area may provide opportunities for in-fill housing.

STRATEGY AREA: Northwest Whittier

DISTRICT: 4

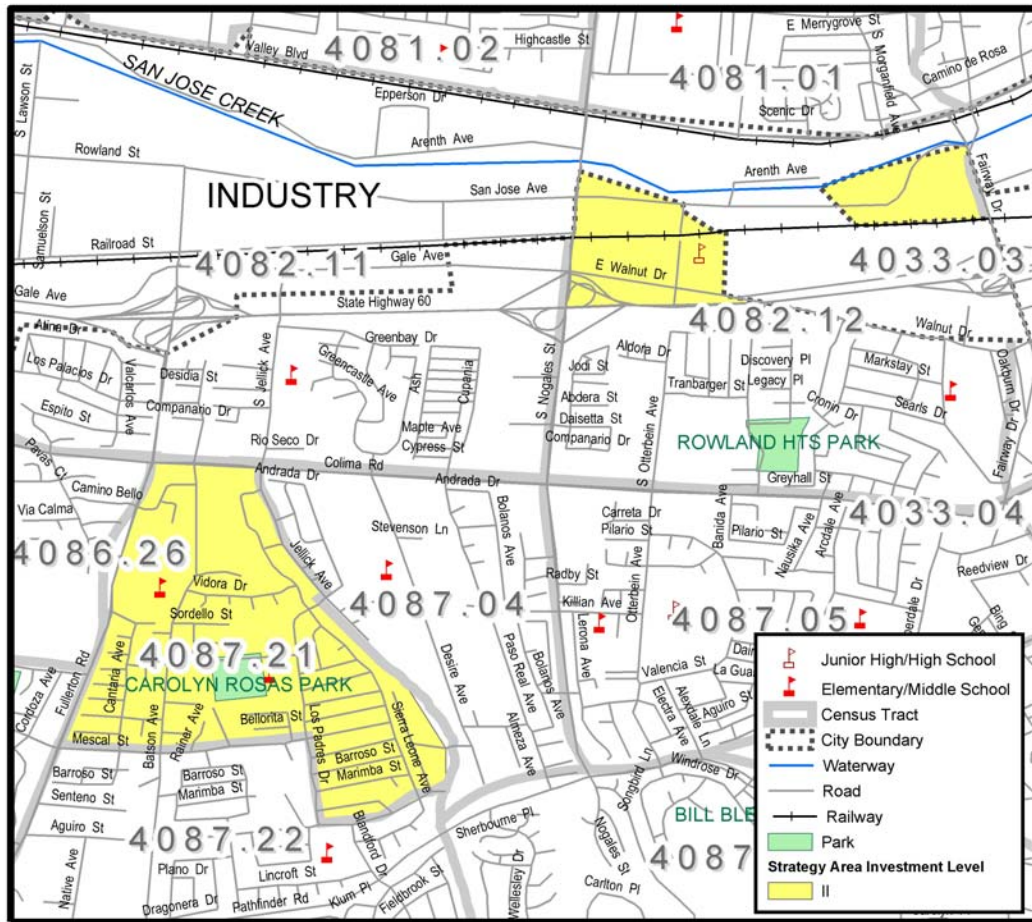
CENSUS TRACT(S)/BLOCK GROUP(S): 5012.00/2

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing Rehabilitation/minor home repairs
 Infill Housing

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 1,173 | Total Units | 244 | | | |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 9.0% | Renter-Occupied | 15.8% | | | |
| Black | 0.0% | Owner-Occupied | 84.2% | | | |
| Asian | 0.0% | Vacant Units | 3 | | | |
| American Indian/Alaskan Native | 0.0% | (% of Total Units) | 1.2% | | | |
| Native Hawaiian/Other Pacific Islander | 0.0% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | 92.6% | | | |
| Two or more Races | 2.2% | Duplex/Multifamily | 7.4% | | | |
| Hispanic | 88.8% | Mobile Home, Boat, RV, etc | 0.0% | | | |
| Low-Income persons | 67.3% | Age of Units | | | | |
| Median Income | \$42,584 | Built before 1940 | 9.0% | | | |
| Compared to County Median | 100.9% | Built 1940 to 1949 | 39.3% | | | |
| Education Level (% of Pop.) | | Built 1950 to 1979 | 45.1% | | | |
| Less than 9th grade | 59.3% | Built 1980 or later | 6.6% | | | |
| Some High School | 17.6% | Persons per Occupied Unit | 4.9 | | | |
| High School Diploma | 6.9% | Overcrowded | 29% | | | |
| Some College | 13.3% | Renters | 12.9% | | | |
| College Degree | 2.8% | Owners | 31.5% | | | |
| Advanced/Graduate Degree | 0.0% | Bedrooms by Gross Rent | | | | |
| Unemployed | 7.9% | (% of Total Rentals) | None | 1 | 2 | 3 |
| Male (of % employable males) | 12.5% | \$0-199 | 0.0% | 0.0% | 0.0% | 0.0% |
| Female (of % employable females) | 2.4% | \$200-299 | 0.0% | 0.0% | 0.0% | 0.0% |
| Households receiving Public Assistance | 4.2% | \$300-499 | 0.0% | 0.0% | 0.0% | 0.0% |
| Persons in Poverty | 41.3% | \$500-749 | 0.0% | 21.1% | 23.7% | 0.0% |
| | | \$750-999 | 0.0% | 36.8% | 0.0% | 18.4% |
| | | \$1000+ | 0.0% | 0.0% | 0.0% | 0.0% |

Rowland Heights



Physical Description

The northerly portion of this strategy area contains light and heavy industry, heavy equipment rental, storage and scrap metal yards. The larger southerly portion of this area is comprised of apartments in the northwest quadrant and single-family dwellings with a park, schools and churches throughout the remaining area. More than 70% of the dwellings are renter-occupied. Colima Road is bordered by commercial development in standard condition.

Community Development Needs

Selective investment is needed in some segments of the residential community for rehabilitation of dwellings. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition.

STRATEGY AREA: Rowland Heights

DISTRICT: 4

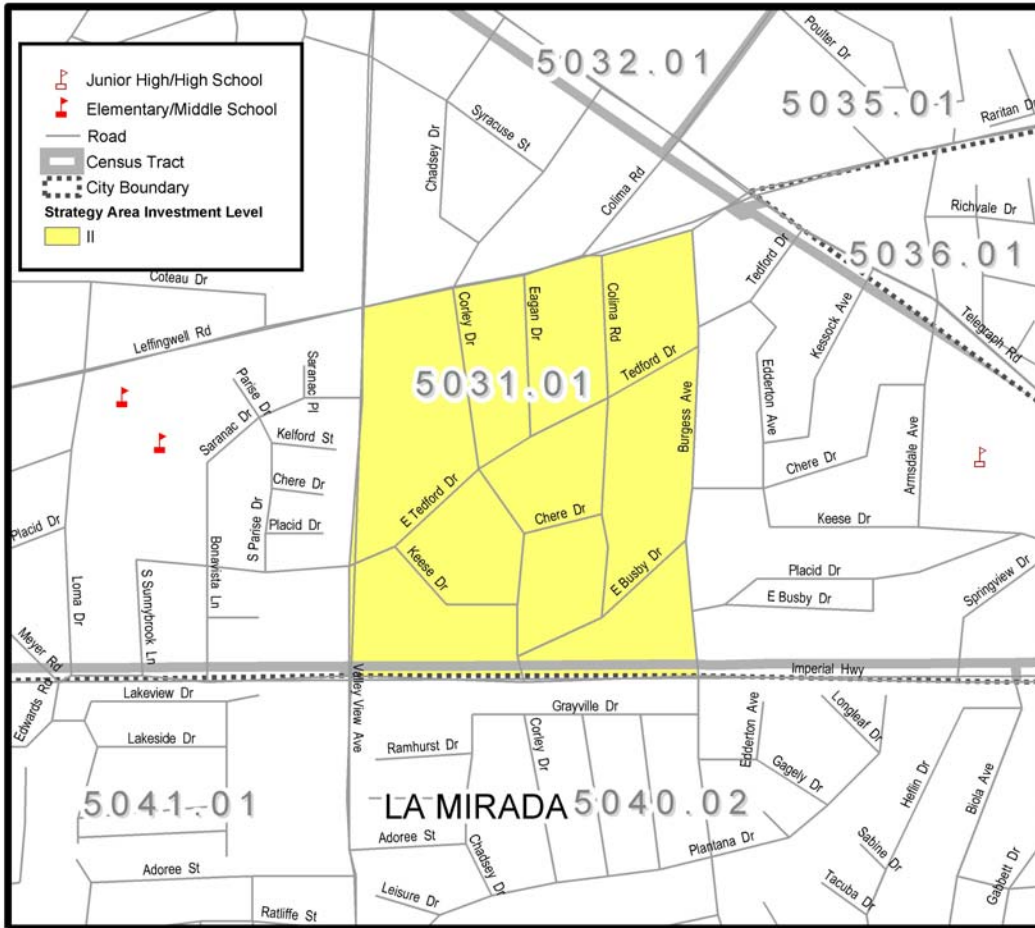
CENSUS TRACT(s)/BLOCK GROUP(s): 4082.12/1, 4087.21/all: 1

DESIGNATION: II – Selective Investment

| |
|--|
| <p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Removal of inappropriate land uses</p> |
|--|

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 8,382 | Total Units | | | | 2,320 |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 11.4% | Renter-Occupied | | | | 70.3% |
| Black | 3.0% | Owner-Occupied | | | | 29.7% |
| Asian | 37.8% | Vacant Units | | | | 41 |
| American Indian/Alaskan Native | 0.0% | (% of Total Units) | | | | 1.8% |
| Native Hawaiian/Other Pacific Islander | 1.3% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | | | | 39.9% |
| Two or more Races | 1.0% | Duplex/Multifamily | | | | 60.1% |
| Hispanic | 45.5% | Mobile Home, Boat, RV, etc | | | | 0.0% |
| Low-Income persons | 56.7% | Age of Units | | | | |
| Median Income | \$32,265 | Built before 1940 | | | | 1.2% |
| Compared to County Median | 76.5% | Built 1940 to 1949 | | | | 1.1% |
| Education Level (% of Pop.) | | Built 1950 to 1979 | | | | 83.5% |
| Less than 9th grade | 11.9% | Built 1980 or later | | | | 14.2% |
| Some High School | 16.7% | Persons per Occupied Unit | | | | 3.7 |
| High School Diploma | 23.4% | Overcrowded | | | | 27% |
| Some College | 24.7% | Renters | | | | 36.5% |
| College Degree | 18.0% | Owners | | | | 5.7% |
| Advanced/Graduate Degree | 5.3% | Bedrooms by Gross Rent | | | | |
| Unemployed | 5.9% | (% of Total Rentals) | None | 1 | 2 | 3 |
| Male (of % employable males) | 4.9% | \$0-199 | 0.0% | 0.4% | 0.7% | 0.0% |
| Female (of % employable females) | 7.1% | \$200-299 | 0.0% | 0.0% | 0.0% | 0.0% |
| Households receiving Public Assistance | 8.5% | \$300-499 | 0.0% | 1.4% | 0.0% | 0.0% |
| Persons in Poverty | 24.3% | \$500-749 | 13.1% | 22.4% | 20.1% | 0.5% |
| | | \$750-999 | 1.4% | 9.1% | 15.2% | 1.3% |
| | | \$1000+ | 0.0% | 1.6% | 4.7% | 8.1% |

South Whittier



Physical Description

This is a hilly area of fairly well-maintained single-family homes on large lots. There are pockets of less well-maintained units, as well as several new homes in the southeast quadrant. Tenure is nearly evenly split between renters and owners. Some of the lots include multiple single-family dwellings. Several poorly maintained retail properties are located at the intersection of Leffingwell Road and Valley View Avenue. At the same intersection, there is a newly redeveloped car wash, which replaced a graffiti covered gas station. An office structure in good condition is located at Leffingwell Road and Corley Drive.

Community Development Needs

Some of the homes need paint and clean-up assistance. A few homes and the retail establishments require rehabilitation.

STRATEGY AREA: South Whittier

DISTRICT: 4

CENSUS TRACT(s)/BLOCK GROUP(s): 5031.01/3

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Residential rehabilitation/minor home repairs
 Minor commercial façade improvements

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 1,442 | Total Units | 374 | | | |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 19.5% | Renter-Occupied | 50.8% | | | |
| Black | 6.5% | Owner-Occupied | 49.2% | | | |
| Asian | 0.0% | Vacant Units | 0 | | | |
| American Indian/Alaskan Native | 0.6% | (% of Total Units) | 0.0% | | | |
| Native Hawaiian/Other Pacific Islander | 0.0% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | 77.8% | | | |
| Two or more Races | 1.0% | Duplex/Multifamily | 22.2% | | | |
| Hispanic | 72.4% | Mobile Home, Boat, RV, etc | 0.0% | | | |
| Low-Income persons | 51.3% | Age of Units | | | | |
| Median Income | \$39,000 | Built before 1940 | 16.3% | | | |
| Compared to County Median | 92.4% | Built 1940 to 1949 | 16.8% | | | |
| Education Level (% of Pop.) | | Built 1950 to 1979 | 55.9% | | | |
| Less than 9th grade | 16.6% | Built 1980 or later | 11.0% | | | |
| Some High School | 22.7% | Persons per Occupied Unit | 3.8 | | | |
| High School Diploma | 25.1% | Overcrowded | 14% | | | |
| Some College | 26.2% | Renters | 13.1% | | | |
| College Degree | 4.5% | Owners | 14.7% | | | |
| Advanced/Graduate Degree | 4.9% | Bedrooms by Gross Rent | | | | |
| Unemployed | 16.7% | (% of Total Rentals) | None | 1 | 2 | 3 |
| Male (of % employable males) | 10.7% | \$0-199 | 0.0% | 0.0% | 0.0% | 0.0% |
| Female (of % employable females) | 23.0% | \$200-299 | 0.0% | 0.0% | 0.0% | 0.0% |
| Households receiving Public Assistance | 4.5% | \$300-499 | 0.0% | 0.0% | 18.9% | 0.0% |
| Persons in Poverty | 20.7% | \$500-749 | 3.2% | 10.5% | 30.0% | 0.0% |
| | | \$750-999 | 0.0% | 8.9% | 24.7% | 3.7% |
| | | \$1000+ | 0.0% | 0.0% | 0.0% | 0.0% |

