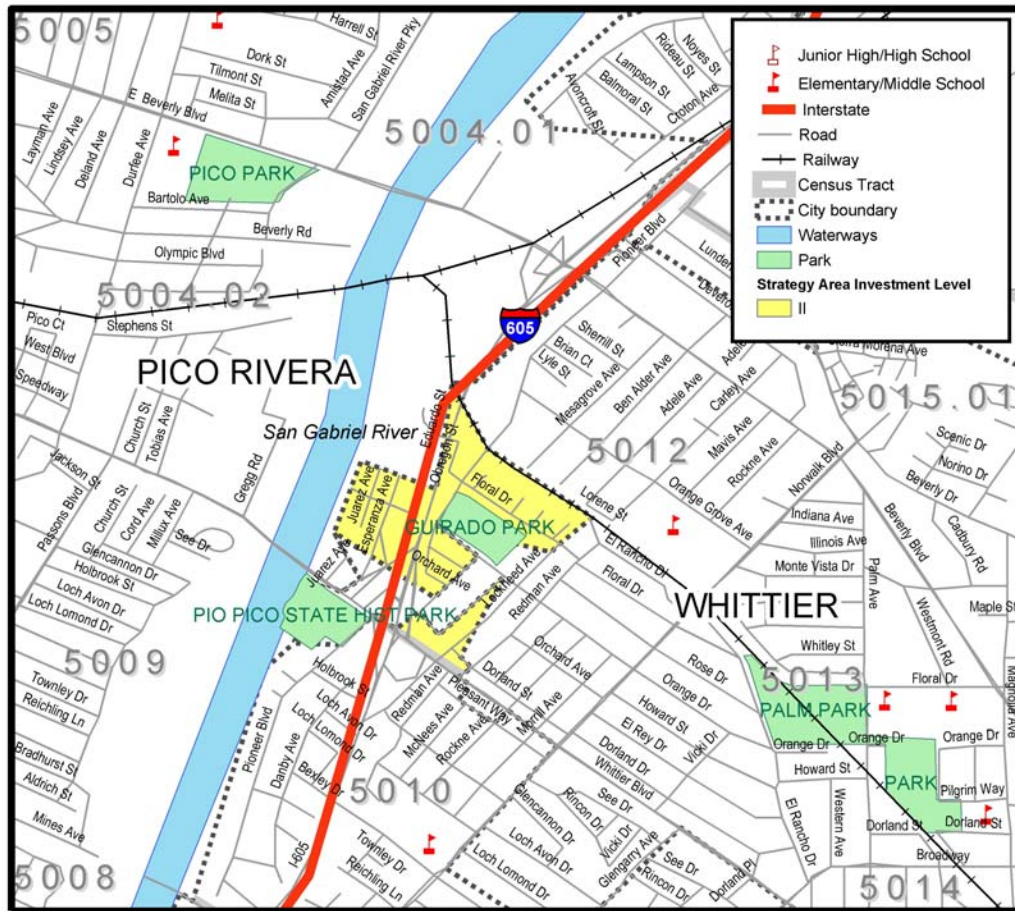


Northwest Whittier



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%