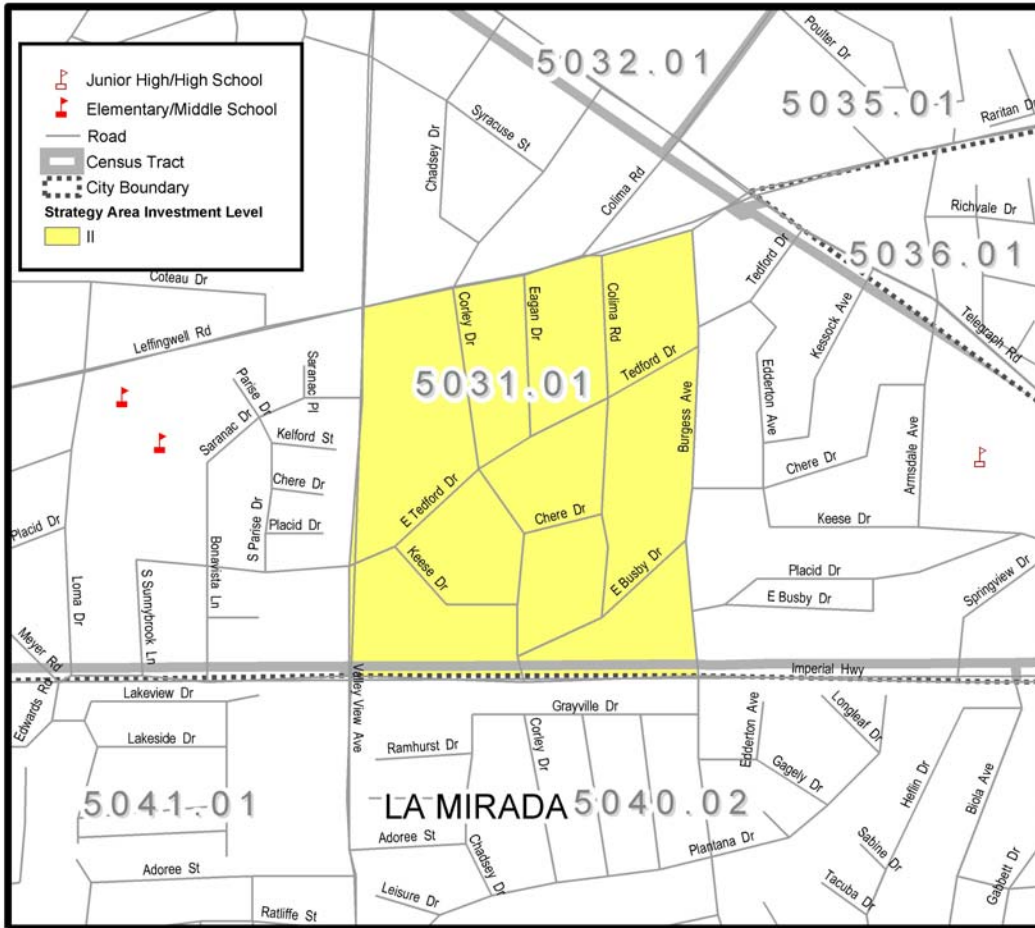


South Whittier



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%