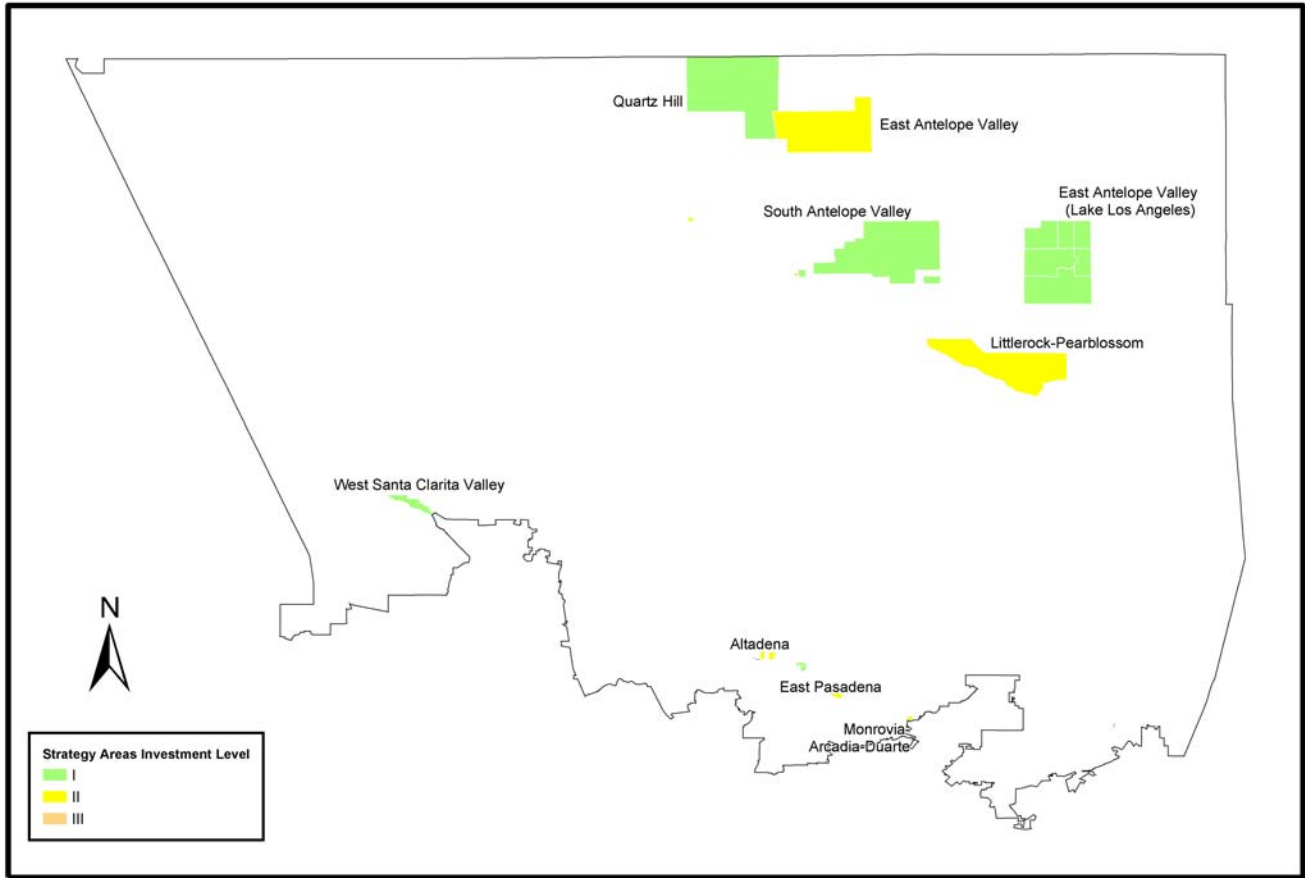


Fifth District
STRATEGY AREAS



FIFTH SUPERVISORIAL DISTRICT

Los Angeles County

**Fifth Supervisorial District
Strategy Area Designations**

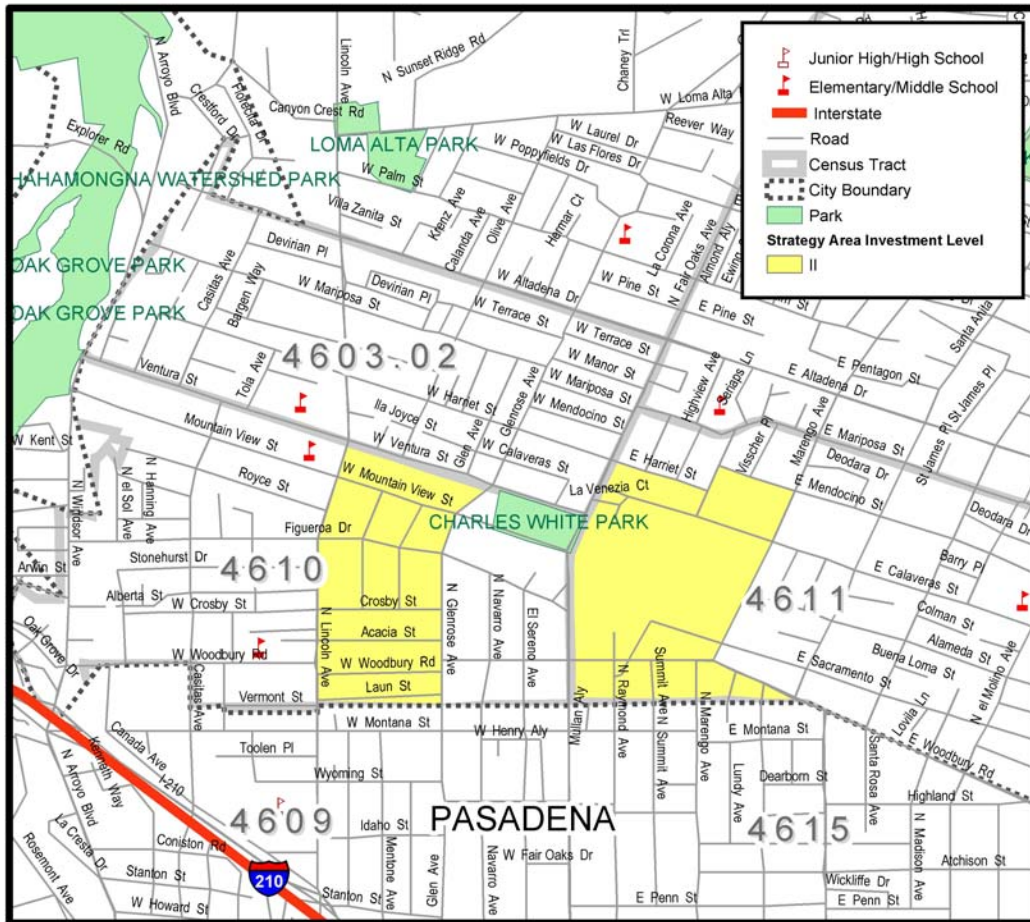
<u>Community</u>	<u>Level IV</u>	<u>Level III</u>	<u>Level II</u>	<u>Level I</u>
Altadena			4610.00	
			4611.00	
				4613.00
East Antelope Valley (Lake Los Angeles/Roosevelt)			9003.00	
				9001.01
East Pasadena				4631.02
Littlerock-Pearblossom (Juniper Hills/Longview/Llano)				9109.02
Monrovia-Arcadia-Duarte (Islands)		4312.00		
Quartz Hill (Del Sur/Green Valley/Leona Valley)				9009.00
			9011.01	
South Antelope Valley				9101.00
West Santa Clarita Valley (Stevenson Ranch)				9203.12

**Statistical Profile of
the Fifth Supervisorial District**

	Strategy Areas	All Unincorporated Areas in District	Strategy Areas as a % of District's Unincorporated Areas
Total Population	24,586	258,020	10%
Total Low- and Moderate-Income Persons	13,473	72,488	19%
Unemployed Persons in Civilian Workforce	994	7,404	13%
Total Housing Units	7,939	89,154	9%
Total Units Built Before 1950	1,656	20,161	8%
Total Units Built Between 1950 and 1979	2,946	37,998	8%
Total Units Built 1980 or Later	3,337	30,995	11%
Overcrowded Housing Units	1,441	8,916	17%

Fifth District
STRATEGY AREAS

Altadena II



Physical Description

This portion of the Altadena area is predominantly single-family residential with local commercial development primarily along Lincoln and Fair Oaks Avenue. Tract 4610.00 includes portions of the West Altadena Redevelopment Area. On the corner of Woodbury and Lincoln Avenue, parcels are vacant and are being assembled for redeveloped. About 50% of the area of tract 4611.00 is a large cemetery. Over 50% of the homes in this area are more than 50 years old, and about half are renter-occupied.

Community Development Needs

Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance. Residential properties require rehabilitation. Business areas could benefit from revitalization and redevelopment efforts.

STRATEGY AREA: Altadena II

DISTRICT: 5

CENSUS TRACT(S)/BLOCK GROUP(S): 4610.00/2, 4611.00/4

DESIGNATION: II – Selective Investment

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation Commercial façade and rehabilitation</p>

POPULATION

HOUSING

Total Population	3,132
Race/Ethnicity (% of Pop.)	
White	4.2%
Black	40.7%
Asian	3.6%
American Indian/Alaskan Native	0.4%
Native Hawaiian/Other Pacific Islander	0.0%
Some other Race	0.0%
Two or more Races	3.9%
Hispanic	47.2%
Low-Income persons	63.3%
Median Income	\$30,200
Compared to County Median	71.6%
Education Level (% of Pop.)	
Less than 9th grade	20.1%
Some High School	17.8%
High School Diploma	21.9%
Some College	31.9%
College Degree	6.3%
Advanced/Graduate Degree	2.0%

Total Units	829
Occupancy	
Renter-Occupied	50.3%
Owner-Occupied	49.7%
Vacant Units	26
(% of Total Units)	3.2%
Type of Units	
Single-family units	83.1%
Duplex/Multifamily	16.9%
Mobile Home, Boat, RV, etc	0.0%
Age of Units	
Built before 1940	34.1%
Built before 1950	20.5%
Built before 1970	32.4%
Built in 1970 or later	12.9%
Persons per Occupied Unit	3.8
Overcrowded	31%
Renters	44.1%
Owners	16.8%
Bedrooms by Gross Rent (% of Total Rentals)	

Unemployed

Male (of % employable males)	13.4%
Female (of % employable females)	11.1%
Households receiving Public Assistance	20.3%
Persons in Poverty	29.7%

	None	1	2	3
\$0-199	0.0%	0.0%	0.0%	0.0%
\$200-299	0.0%	3.6%	1.8%	0.0%
\$300-499	3.1%	3.9%	4.1%	0.0%
\$500-749	5.2%	14.7%	22.2%	2.3%
\$750-999	1.5%	4.6%	16.0%	9.5%
\$1000+	2.1%	0.0%	0.0%	5.4%

STRATEGY AREA: Altadena I

DISTRICT: 5

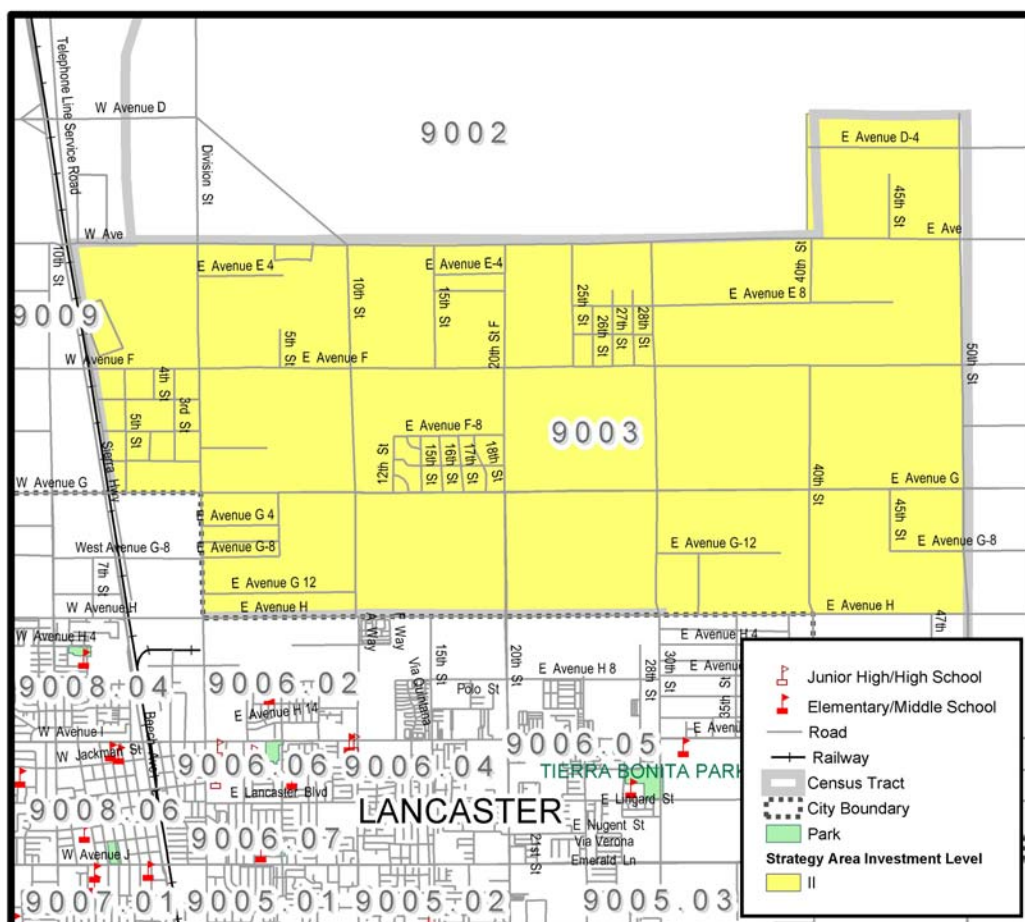
CENSUS TRACT(S)/BLOCK GROUP(S): 4613.00/4,5

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Minor housing repairs	
Minor commercial rehabilitation	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	2,986	Total Units	987			
Race/Ethnicity (% of Pop.)		Occupancy				
White	59.6%	Renter-Occupied	58.1%			
Black	5.7%	Owner-Occupied	41.9%			
Asian	9.8%	Vacant Units	32			
American Indian/Alaskan Native	0.0%	(% of Total Units)	3.2%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	81.0%			
Two or more Races	11.7%	Duplex/Multifamily	19.0%			
Hispanic	13.2%	Mobile Home, Boat, RV, etc	0.0%			
Low-Income persons	54.7%	Age of Units				
Median Income	\$32,683	Built before 1940	40.1%			
Compared to County Median	77.5%	Built 1940 to 1949	18.6%			
Education Level (% of Pop.)		Built 1950 to 1979	34.0%			
Less than 9th grade	14.2%	Built 1980 or later	7.2%			
Some High School	7.7%	Persons per Occupied Unit	3.0			
High School Diploma	19.4%	Overcrowded	8.0%			
Some College	31.6%	Renters	10.1%			
College Degree	18.3%	Owners	5.8%			
Advanced/Graduate Degree	8.9%	Bedrooms by Gross Rent				
Unemployed	4.8%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	5.0%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	4.7%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	7.2%	\$300-499	0.0%	1.1%	0.0%	1.7%
Persons in Poverty	17.0%	\$500-749	3.0%	26.5%	19.1%	0.0%
		\$750-999	0.0%	7.2%	18.3%	5.9%
		\$1000+	1.5%	2.8%	6.3%	6.7%

East Antelope Valley (Lake Los Angeles/Roosevelt) II



Physical Description

This vast, largely undeveloped area contains scattered residences at densities of 5 to 10 units per square mile, and agricultural operations. The residential development is generally in good to fair condition. However, there is a mobile home park in poor condition and about 12% of the housing units are vacant and boarded up. Streets are in fair condition, with some needing repaving.

Community Development Needs

Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance, especially the mobile home park. Street repairs are also needed.

STRATEGY AREA: East Antelope Valley II

DISTRICT: 5

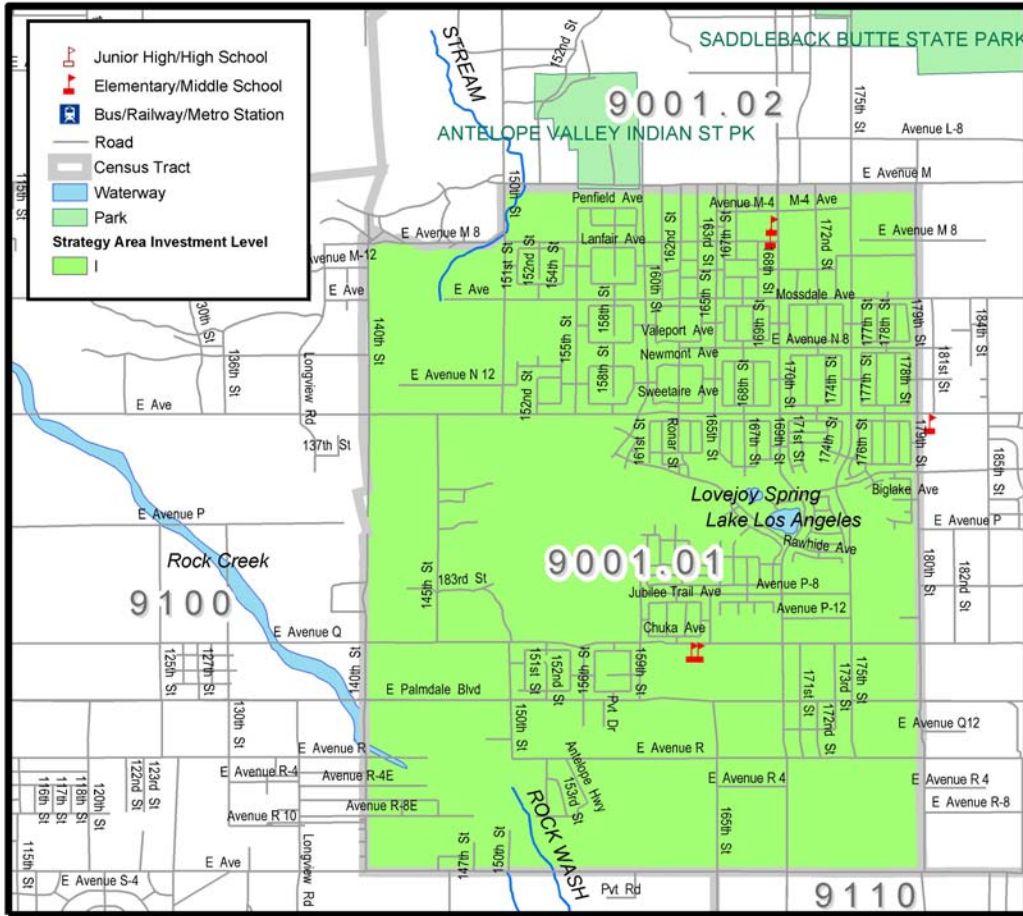
CENSUS TRACT(S)/BLOCK GROUP(S): 9003.00/1

DESIGNATION: II – Selective Investment

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Street repairs</p>
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<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	465	Total Units	201			
Race/Ethnicity (% of Pop.)		Occupancy				
White	73.3%	Renter-Occupied	55.7%			
Black	8.6%	Owner-Occupied	44.3%			
Asian	0.0%	Vacant Units	25			
American Indian/Alaskan Native	1.5%	(% of Total Units)	12.4%			
Native Hawaiian/Other Pacific Islander	2.0%	Type of Units				
Some other Race	0.0%	Single-family units	67.2%			
Two or more Races	0.0%	Duplex/Multifamily	0.0%			
Hispanic	14.6%	Mobile Home, Boat, RV, etc	32.8%			
Low-Income persons	65.6%	Age of Units				
Median Income	\$20,137	Built before 1940	7.5%			
Compared to County Median	47.7%	Built 1940 to 1949	9.5%			
Education Level (% of Pop.)		Built 1950 to 1979	76.6%			
Less than 9th grade	19.8%	Built 1980 or later	6.5%			
Some High School	16.3%	Persons per Occupied Unit	2.6			
High School Diploma	19.4%	Overcrowded	5.0%			
Some College	39.2%	Renters	9.1%			
College Degree	3.5%	Owners	0.0%			
Advanced/Graduate Degree	1.7%	Bedrooms by Gross Rent				
Unemployed	30.2%	(% of Total Rentals)				
Male (of % employable males)	21.8%	None	1	2	3	
Female (of % employable females)	38.8%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	31.6%	\$200-299	9.1%	0.0%	4.5%	0.0%
Persons in Poverty	41.7%	\$300-499	6.8%	9.1%	26.1%	0.0%
		\$500-749	0.0%	4.5%	23.9%	15.9%
		\$750-999	0.0%	0.0%	0.0%	0.0%
		\$1000+	0.0%	0.0%	0.0%	0.0%

East Antelope Valley (Lake Los Angeles/Roosevelt) I



Physical Description

This vast, largely undeveloped area contains residences at densities of about 10 units per square mile, and agricultural operations. The housing is mostly owner-occupied, single-family residential in standard condition. Seventy-seven percent (77%) of the housing was built in 1980 or later. The commercial uses along 170th Street are in good condition, although some businesses are vacant.

Community Development Needs

Limited investment is needed in certain residential areas for minor home repairs. There are a few vacant businesses that could benefit from commercial revitalization programs.

STRATEGY AREA: East Antelope Valley I

DISTRICT: 5

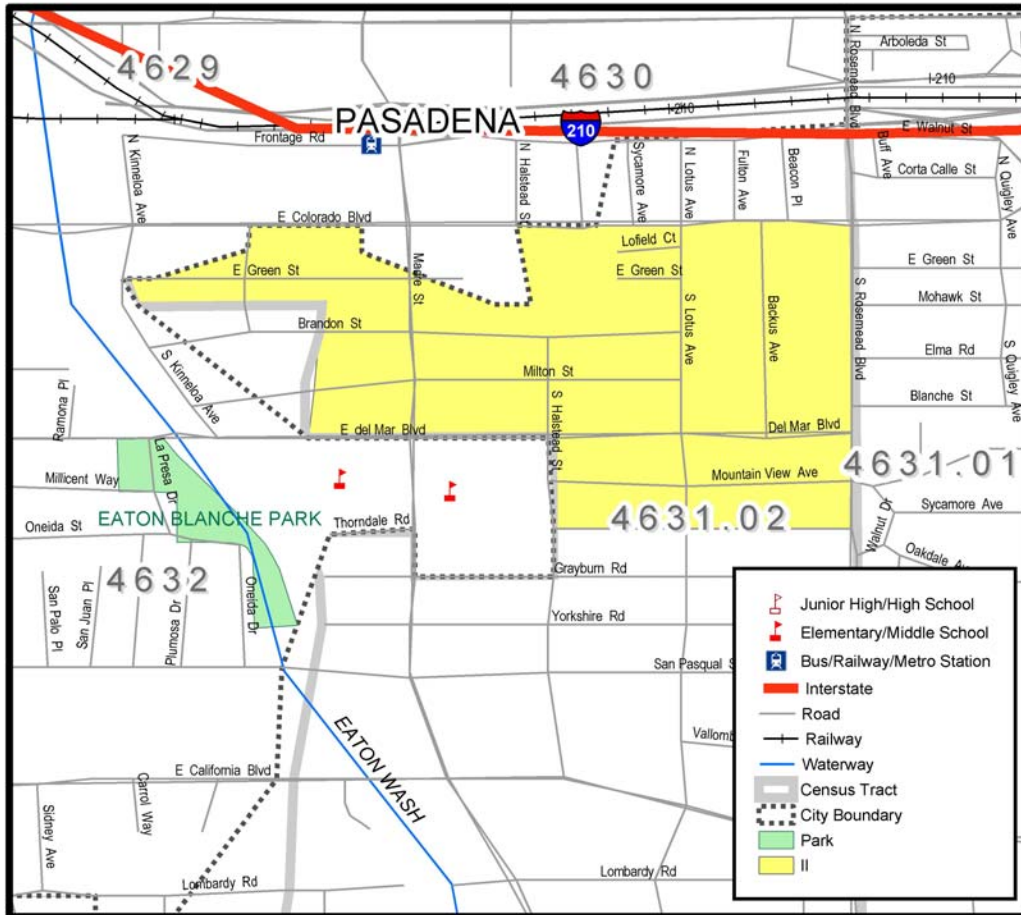
CENSUS TRACT(S)/BLOCK GROUP(S): 9001.01/all: 1-6

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Minor home repairs	
Minor commercial rehabilitation	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	11,870	Total Units	3,510			
Race/Ethnicity (% of Pop.)		Occupancy				
White	46.7%	Renter-Occupied	22.3%			
Black	9.3%	Owner-Occupied	77.7%			
Asian	2.0%	Vacant Units	295			
American Indian/Alaskan Native	0.4%	(% of Total Units)	8.4%			
Native Hawaiian/Other Pacific Islander	0.1%	Type of Units				
Some other Race	0.1%	Single-family units	97.7%			
Two or more Races	5.8%	Duplex/Multifamily	0.6%			
Hispanic	35.7%	Mobile Home, Boat, RV, etc	1.7%			
Low-Income persons	51.3%	Age of Units				
Median Income	\$38,235	Built before 1940	0.3%			
Compared to County Median	90.6%	Built 1940 to 1949	0.5%			
Education Level (% of Pop.)		Built 1950 to 1979	21.9%			
Less than 9th grade	14.9%	Built 1980 or later	77.4%			
Some High School	18.6%	Persons per Occupied Unit	3.7			
High School Diploma	26.6%	Overcrowded	12%			
Some College	31.2%	Renters	5.5%			
College Degree	5.5%	Owners	13.7%			
Advanced/Graduate Degree	3.2%	Bedrooms by Gross Rent				
Unemployed	11.8%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	13.1%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	10.0%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	12.5%	\$300-499	0.0%	0.0%	0.0%	3.3%
Persons in Poverty	23.0%	\$500-749	0.0%	2.5%	3.8%	30.9%
		\$750-999	3.3%	3.6%	2.3%	42.1%
		\$1000+	1.7%	1.0%	0.0%	5.5%

East Pasadena



Physical Description

This area consists of predominantly single-family residential with some multi-family units. About 50% of the housing is renter-occupied. The majority of the housing north of Del Mar Blvd. is in fair to poor condition and the following streets in this area need sidewalks, curbs, or gutters: Backus, Brandon, Green, Halstead, and Milton. The housing stock south of Del Mar Blvd. is in standard condition. The northerly portion of this area includes a mix of old and new commercial development as well as a few residential properties along Colorado Boulevard.

The area has been rapidly redeveloping to new retail and warehouse-type commercial uses.

Community Development Needs

Selective investment is needed in certain residential areas for rehabilitation and to arrest an emerging pattern of deferred maintenance. Approximately 30% could benefit from minor home repairs and about 10% need major rehabilitation. Some streets could also benefit from curbs, gutters, and sidewalks. Some businesses could benefit from rehabilitation or façade improvements.

STRATEGY AREA: East Pasadena

DISTRICT: 5

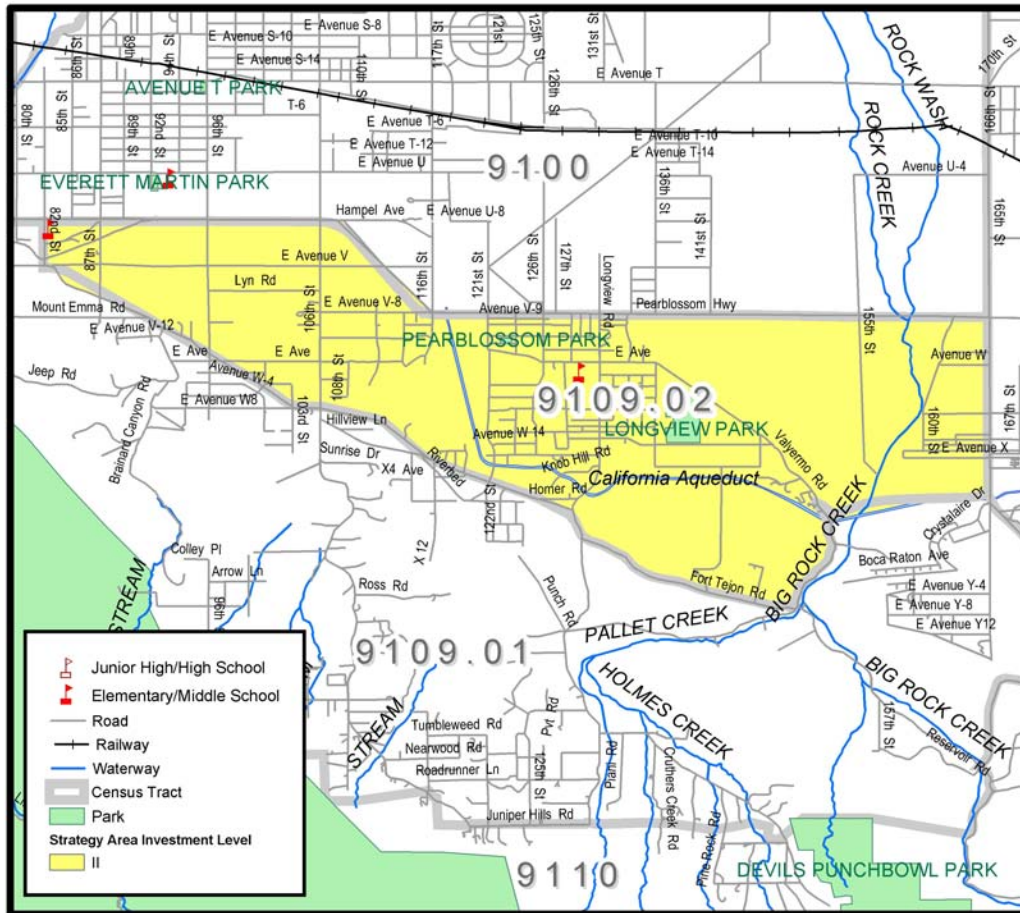
CENSUS TRACT(S)/BLOCK GROUP(S): 4631.02/2

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Commercial revitalization	
Public works improvements	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	1,880	Total Units	580			
Race/Ethnicity (% of Pop.)		Occupancy				
White	15.6%	Renter-Occupied	49.7%			
Black	1.8%	Owner-Occupied	50.3%			
Asian	10.4%	Vacant Units	33			
American Indian/Alaskan Native	0.0%	(% of Total Units)	5.7%			
Native Hawaiian/Other Pacific Islander	0.3%	Type of Units				
Some other Race	0.0%	Single-family units	90.5%			
Two or more Races	2.5%	Duplex/Multifamily	9.5%			
Hispanic	69.4%	Mobile Home, Boat, RV, etc	0.0%			
Low-Income persons	51.2%	Age of Units				
Median Income	\$37,850	Built before 1940	24.8%			
Compared to County Median	89.7%	Built 1940 to 1949	27.6%			
Education Level (% of Pop.)		Built 1950 to 1979	36.2%			
Less than 9th grade	21.9%	Built 1980 or later	11.4%			
Some High School	19.6%	Persons per Occupied Unit	3.4			
High School Diploma	16.5%	Overcrowded	12%			
Some College	22.8%	Renters	15.9%			
College Degree	14.8%	Owners	9.0%			
Advanced/Graduate Degree	4.3%	Bedrooms by Gross Rent				
Unemployed	5.5%	(% of Total Rentals)				
Male (of % employable males)	3.4%		None	1	2	3
Female (of % employable females)	8.1%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	6.6%	\$200-299	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	16.8%	\$300-499	6.1%	1.5%	0.0%	0.0%
		\$500-749	3.8%	16.7%	4.5%	2.3%
		\$750-999	2.3%	13.3%	13.6%	10.6%
		\$1000+	0.0%	0.0%	18.9%	6.4%

Littlerock-Pearblossom (Juniper Hills/Longview/Llano)



Physical Description

This area is predominantly single-family, owner-occupied residential, with a few multi-family units and mobile homes scattered throughout. Approximately 25% of the housing is renter-occupied. The overall housing stock is in fair to good condition and about 12% is vacant. Some residential areas need street repaving and trash clean-up. There are local commercial uses along Pearblossom Highway (State HWY 138) that are in fair condition.

Community Development Needs

Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Trash clean-up and street repaving is also needed.

STRATEGY AREA: Littlerock-Pearblossom

DISTRICT: 5

CENSUS TRACT(S)/BLOCK GROUP(S): 9109.02/all: 1

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Public works improvements	
Trash Clean up	
Commercial revitalization	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	1,327	Total Units	612			
Race/Ethnicity (% of Pop.)		Occupancy				
White	82.5%	Renter-Occupied	25.0%			
Black	0.0%	Owner-Occupied	75.0%			
Asian	0.0%	Vacant Units	79			
American Indian/Alaskan Native	0.0%	(% of Total Units)	12.9%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	80.9%			
Two or more Races	4.8%	Duplex/Multifamily	6.9%			
Hispanic	12.7%	Mobile Home, Boat, RV, etc	12.3%			
Low-Income persons	52.3%	Age of Units				
Median Income	\$28,713	Built before 1940	8.0%			
Compared to County Median	68.1%	Built 1940 to 1949	16.7%			
Education Level (% of Pop.)		Built 1950 to 1979	37.4%			
Less than 9th grade	5.2%	Built 1980 or later	37.9%			
Some High School	18.0%	Persons per Occupied Unit	2.5			
High School Diploma	24.7%	Overcrowded	5.0%			
Some College	37.0%	Renters	2.4%			
College Degree	9.2%	Owners	5.4%			
Advanced/Graduate Degree	5.8%	Bedrooms by Gross Rent				
Unemployed	2.9%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	0.0%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	6.4%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	7.6%	\$300-499	10.8	7.5%	16.7%	0.0%
Persons in Poverty	20.4%	\$500-749	0.0%	15.0%	13.3%	8.3%
		\$750-999	0.0%	0.0%	0.0%	20.8%
		\$1000+	7.5%	0.0%	0.0%	0.0%

STRATEGY AREA: Monrovia-Arcadia-Duarte (Islands)

DISTRICT: 5

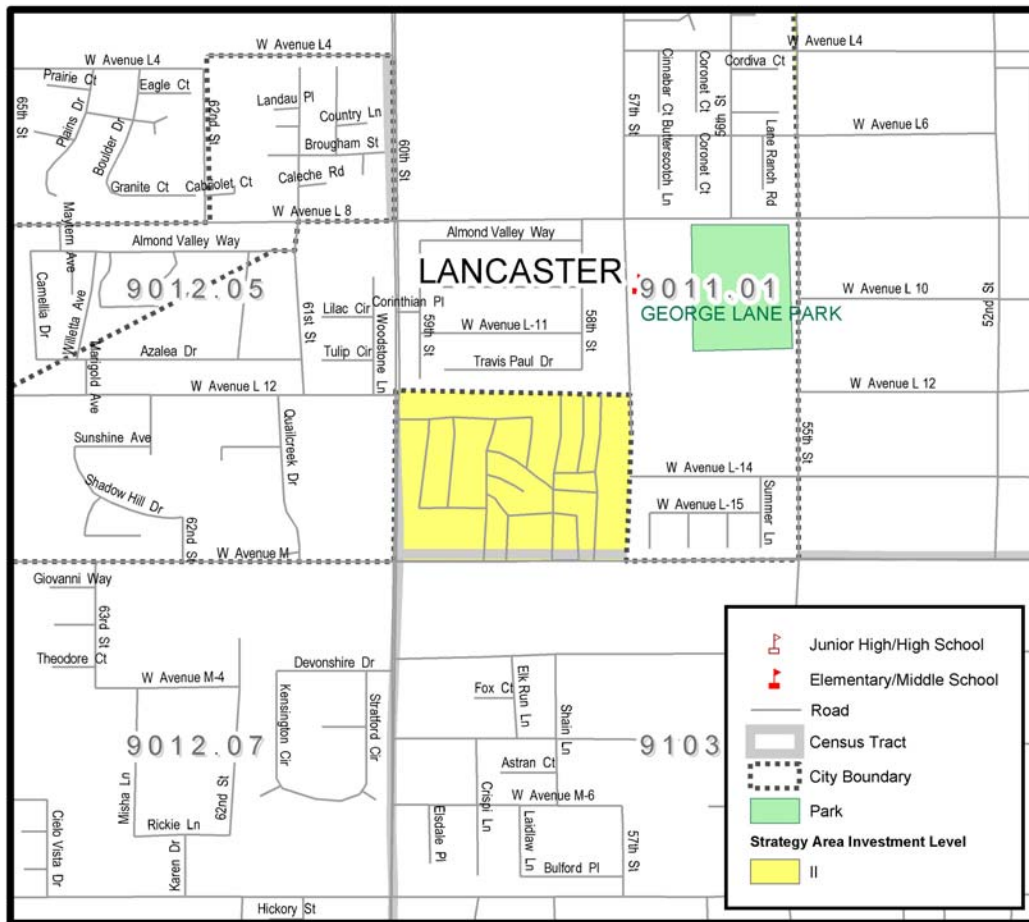
CENSUS TRACT(S)/BLOCK GROUP(S): 4312.00/4

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Sidewalk repairs	
Street improvements	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	983	Total Units	311			
Race/Ethnicity (% of Pop.)		Occupancy				
White	31.2%	Renter-Occupied	35.5%			
Black	6.4%	Owner-Occupied	64.5%			
Asian	4.9%	Vacant Units	18			
American Indian/Alaskan Native	0.0%	(% of Total Units)	5.8%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	69.8%			
Two or more Races	8.0%	Duplex/Multifamily	13.2%			
Hispanic	49.5%	Mobile Home, Boat, RV, etc	17.0%			
Low-Income persons	54.8%	Age of Units				
Median Income	\$38,350	Built before 1940	0.0%			
Compared to County Median	90.9%	Built 1940 to 1949	24.1%			
Education Level (% of Pop.)		Built 1950 to 1979	70.4%			
Less than 9th grade	22.1%	Built 1980 or later	5.5%			
Some High School	21.2%	Persons per Occupied Unit	3.4			
High School Diploma	25.4%	Overcrowded	12%			
Some College	24.0%	Renters	20.5%			
College Degree	6.2%	Owners	7.2%			
Advanced/Graduate Degree	1.0%	Bedrooms by Gross Rent				
Unemployed	8.7%	(% of Total Rentals)				
			None	1	2	3
Male (of % employable males)	9.4%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	7.5%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	5.6%	\$300-499	18.3%	3.2%	0.0%	0.0%
Persons in Poverty	20.6%	\$500-749	6.5%	15.1%	4.3%	0.0%
		\$750-999	5.4%	14.0%	0.0%	24.7%
		\$1000+	0.0%	0.0%	0.0%	8.6%

Quartz Hill (Del Sur/Green Valley/Leona Valley) II



Physical Description

This strategy area entirely consists of the Quartz Hill Mobile Home Park. About 94% of the mobile homes are owner-occupied and about 86% were built between 1950 and 1979. The mobile homes are in fair to good condition, with some needing minor and major rehabilitation. Some of the mobile homes are vacant. The streets are in good condition, with a few needing resurfacing. Graffiti was evident on the mobile home park's sign.

Community Development Needs

About 10% of the mobile homes need major rehabilitation, and about 15% need maintenance/minor rehabilitation. Some of the streets need to be repaved and graffiti on the mobile home park's sign should be removed.

STRATEGY AREA: Quartz Hill II

DISTRICT: 5

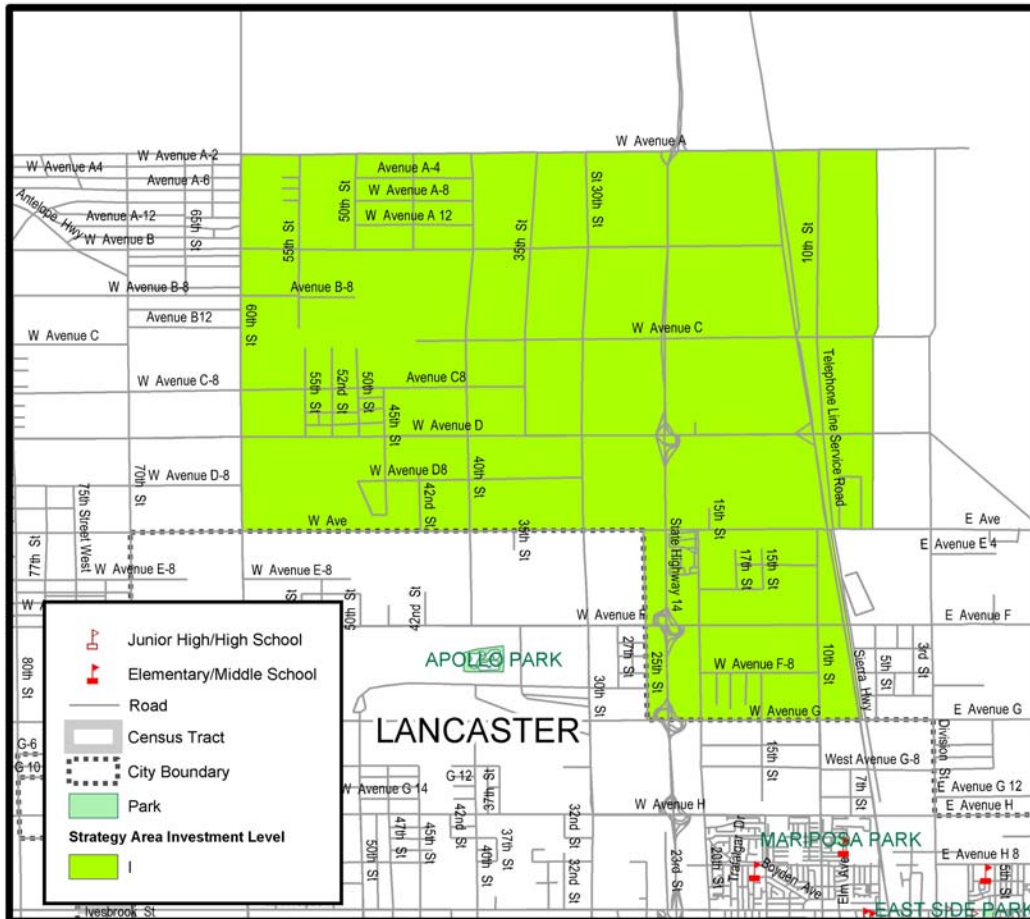
CENSUS TRACT(S)/BLOCK GROUP(S): 9011.01/1

DESIGNATION: II – Selective Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation/minor home repairs	
Street pavement improvements	
Graffiti abatement	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	562	Total Units	245			
Race/Ethnicity (% of Pop.)		Occupancy				
White	79.1%	Renter-Occupied	6.3%			
Black	1.1%	Owner-Occupied	93.8%			
Asian	0.0%	Vacant Units	21			
American Indian/Alaskan Native	1.1%	(% of Total Units)	8.6%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	0.0%			
Two or more Races	13.0%	Duplex/Multifamily	0.0%			
Hispanic	5.7%	Mobile Home, Boat, RV, etc	100.0%			
Low-Income persons	64.1%	Age of Units				
Median Income	\$20,938	Built before 1940	0.0%			
Compared to County Median	49.6%	Built 1940 to 1949	0.0%			
Education Level (% of Pop.)		Built 1950 to 1979	86.1%			
Less than 9th grade	3.4%	Built 1980 or later	13.9%			
Some High School	20.1%	Persons per Occupied Unit	2.5			
High School Diploma	30.5%	Overcrowded	11%			
Some College	31.6%	Renters	0.0%			
College Degree	12.9%	Owners	12.1%			
Advanced/Graduate Degree	1.4%	Bedrooms by Gross Rent				
Unemployed	12.6%	(% of Total Rentals)				
Male (of % employable males)	20.3%	None	1	2	3	
Female (of % employable females)	6.3%	\$0-199	0.0%	0.0%	0.0%	
Households receiving Public Assistance	7.7%	\$200-299	0.0%	0.0%	0.0%	
Persons in Poverty	31.5%	\$300-499	0.0%	0.0%	50.0%	
		\$500-749	0.0%	0.0%	0.0%	
		\$750-999	0.0%	0.0%	50.0%	
		\$1000+	0.0%	0.0%	0.0%	

Quartz Hill (Del Sur/Green Valley/Leona Valley) I



Physical Description

The northerly portion of this area is largely rural with scattered residences and one mobile home park. The southerly portion is virtually all single-family residential at less than one unit per two-acre densities. All development is generally in standard condition. There are a few vacant housing structures scattered throughout. The streets are in good condition, with a few needing resurfacing.

Due to Congressional redistricting, the adjusted population of this Strategy Area is 463.

Community Development Needs

About 12% of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved.

STRATEGY AREA: Quartz Hill I

DISTRICT: 5

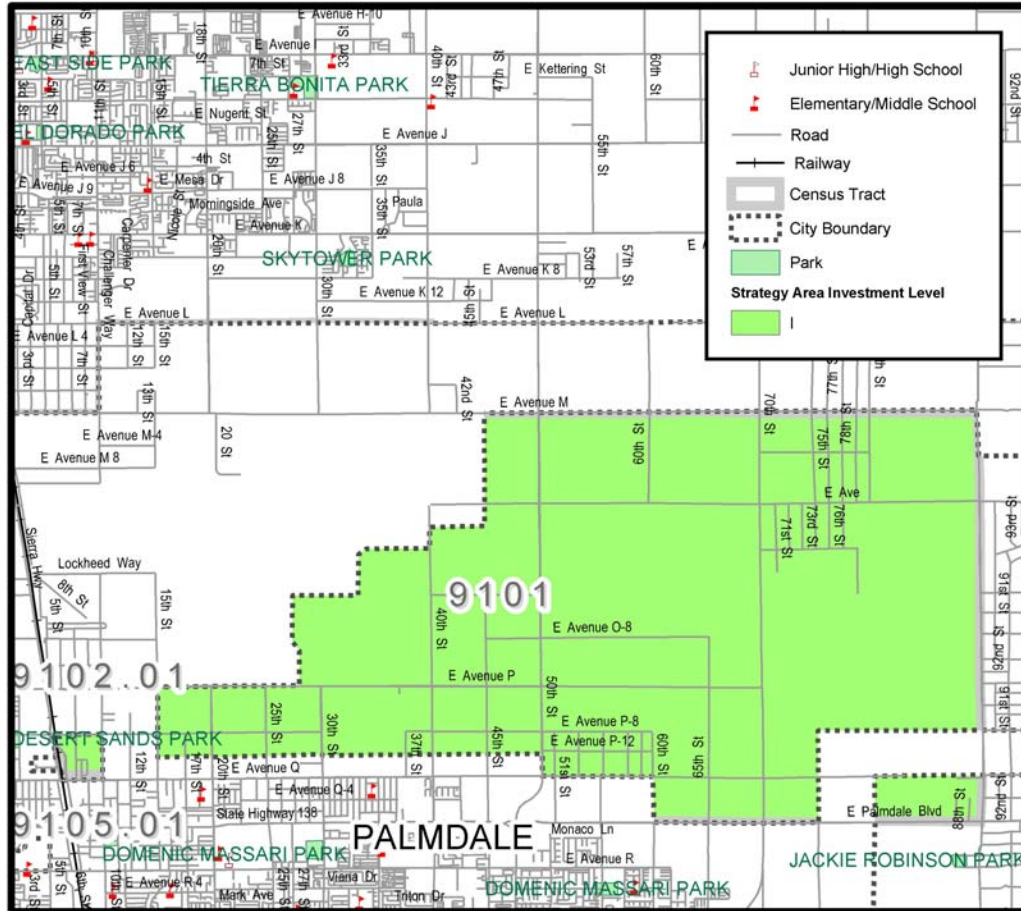
CENSUS TRACT(S)/BLOCK GROUP(S): 9009.00/2

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Housing rehabilitation	
Street pavement improvements	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	393	Total Units	310			
Race/Ethnicity (% of Pop.)		Occupancy				
White	89.8%	Renter-Occupied	3.7%			
Black	6.9%	Owner-Occupied	96.3%			
Asian	0.0%	Vacant Units	37			
American Indian/Alaskan Native	2.0%	(% of Total Units)	11.9%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	13.2%			
Two or more Races	0.0%	Duplex/Multifamily	0.0%			
Hispanic	1.3%	Mobile Home, Boat, RV, etc	86.8%			
Low-Income persons	65.9%	Age of Units				
Median Income	\$17,905	Built before 1940	5.2%			
Compared to County Median	42.4%	Built 1940 to 1949	0.0%			
Education Level (% of Pop.)		Built 1950 to 1979	67.4%			
Less than 9th grade	4.0%	Built 1980 or later	27.4%			
Some High School	11.4%	Persons per Occupied Unit	1.4			
High School Diploma	44.3%	Overcrowded	3.0%			
Some College	29.8%	Renters	0.0%			
College Degree	5.4%	Owners	2.6%			
Advanced/Graduate Degree	5.1%	Bedrooms by Gross Rent				
Unemployed	37.1%	(% of Total Rentals)				
Male (of % employable males)	35.6%		None	1	2	3
Female (of % employable females)	39.5%	\$0-199	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	0.0%	\$200-299	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	20.4%	\$300-499	0.0%	0.0%	0.0%	0.0%
		\$500-749	0.0%	0.0%	0.0%	0.0%
		\$750-999	0.0%	0.0%	0.0%	0.0%
		\$1000+	0.0%	0.0%	0.0%	0.0%

South Antelope Valley I



Physical Description

This vast area encompasses much of the proposed Palmdale International Airport, owned by the City of Los Angeles, and is developed with scattered residences and agricultural operations. It also includes the Rockwell International Aircraft Assembly Facility, a golf course, a few small industrial facilities, and several fraternal organization buildings. The developed properties are generally in standard to good condition. Approximately 75% of the housing units are renter-occupied and about 12% are vacant.

Community Development Needs

About 12% of the housing is vacant and needs to be replaced or rehabilitated. Some of the streets need to be repaved.

STRATEGY AREA: South Antelope Valley I

DISTRICT: 5

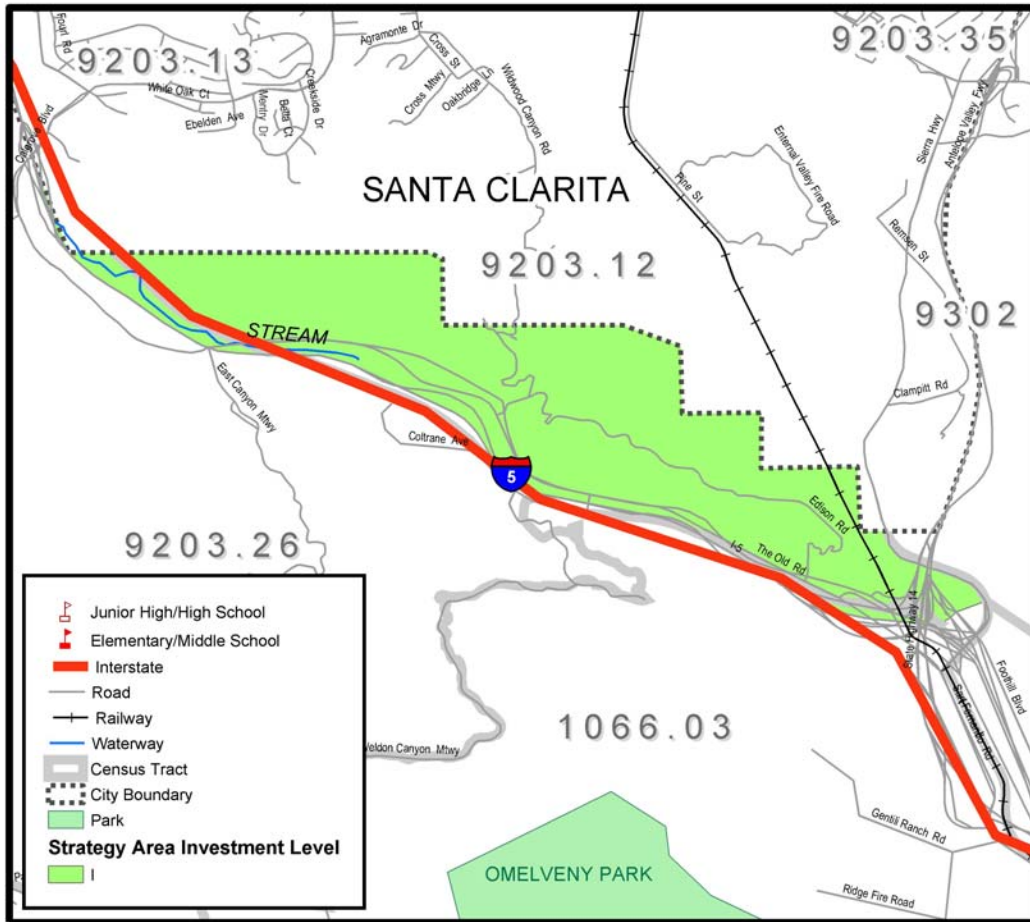
CENSUS TRACT(S)/BLOCK GROUP(S): 9101.00/all: 1

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Housing rehabilitation/minor home repairs
 Street pavement improvements

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	843	Total Units	267			
Race/Ethnicity (% of Pop.)		Occupancy				
White	17.5%	Renter-Occupied	75.6%			
Black	.8%	Owner-Occupied	24.4%			
Asian	.7%	Vacant Units	33			
American Indian/Alaskan Native	0.0%	(% of Total Units)	12.4%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	54.7%			
Two or more Races	0.0%	Duplex/Multifamily	34.1%			
Hispanic	81.0%	Mobile Home, Boat, RV, etc	11.2%			
Low-Income persons	82.5%	Age of Units				
Median Income	\$22,304	Built before 1940	5.6%			
Compared to County Median	52.9%	Built 1940 to 1949	0.0%			
Education Level (% of Pop.)		Built 1950 to 1979	76.0%			
Less than 9th grade	39.6%	Built 1980 or later	18.4%			
Some High School	19.9%	Persons per Occupied Unit	3.6			
High School Diploma	23.2%	Overcrowded	27%			
Some College	15.4%	Renters	31.6%			
College Degree	0.0%	Owners	10.7%			
Advanced/Graduate Degree	1.8%	Bedrooms by Gross Rent				
Unemployed	16.1%	(% of Total Rentals)	None	1	2	3
Male (of % employable males)	10.4%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	27.0%	\$200-299	4.5%	0.0%	0.0%	0.0%
Households receiving Public Assistance	17.9%	\$300-499	3.4%	42.4%	11.9%	0.0%
Persons in Poverty	31.4%	\$500-749	0.0%	6.8%	0.0%	15.8%
		\$750-999	8.5%	0.0%	4.0%	0.0%
		\$1000+	0.0%	0.0%	0.0%	2.8%

West Santa Clarita Valley (Stevenson Ranch)



Physical Description

This steeply-sloped area is largely rural land, containing half a dozen residences and one large mobile-home park, all in standard condition.

Due to Congressional redistricting, the adjusted population of this Strategy Area is 188.

Community Development Needs

Limited investment is needed, including minor home repairs for some of the housing units.

STRATEGY AREA: West Santa Clarita Valley (Stevenson Ranch) DISTRICT: 5

CENSUS TRACT(s)/BLOCK GROUP(s): 9203.12/all: 3

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES	
Minor home repairs	

<u>POPULATION</u>		<u>HOUSING</u>				
Total Population	145	Total Units	87			
Race/Ethnicity (% of Pop.)		Occupancy				
White	51.7%	Renter-Occupied	24.7%			
Black	0.0%	Owner-Occupied	75.3%			
Asian	4.8%	Vacant Units	14			
American Indian/Alaskan Native	5.5%	(% of Total Units)	16.1%			
Native Hawaiian/Other Pacific Islander	0.0%	Type of Units				
Some other Race	0.0%	Single-family units	6.9%			
Two or more Races	0.0%	Duplex/Multifamily	0.0%			
Hispanic	38.0%	Mobile Home, Boat, RV, etc	93.1%			
Low-Income persons	56.6%	Age of Units				
Median Income	\$17,143	Built before 1940	0.0%			
Compared to County Median	40.6%	Built 1940 to 1949	0.0%			
Education Level (% of Pop.)		Built 1950 to 1979	71.3%			
Less than 9th grade	5.3%	Built 1980 or later	28.7%			
Some High School	25.3%	Persons per Occupied Unit	2.0			
High School Diploma	5.3%	Overcrowded	8.0%			
Some College	52.6%	Renters	0.0%			
College Degree	11.6%	Owners	11.0%			
Advanced/Graduate Degree	0.0%	Bedrooms by Gross Rent				
		(% of Total Rentals)				
Unemployed	7.1%	None	1	2	3	
Male (of % employable males)	0.0%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	15.9%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	13.5%	\$300-499	0.0%	0.0%	0.0%	0.0%
Persons in Poverty	39.3%	\$500-749	0.0%	0.0%	66.7%	33.3%
		\$750-999	0.0%	0.0%	0.0%	0.0%
		\$1000+	0.0%	0.0%	0.0%	0.0%

