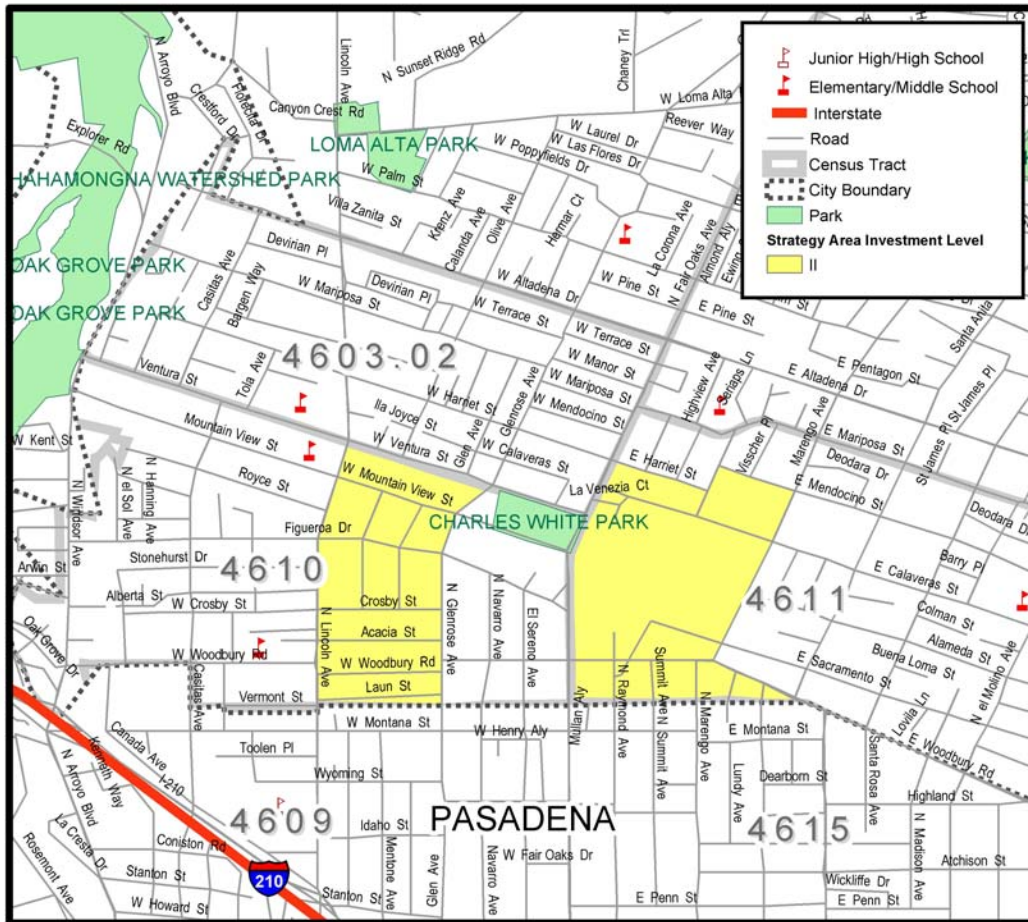


Altadena II



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

Total Units 829

Race/Ethnicity (% of Pop.)

Occupancy

White 4.2%

Renter-Occupied 50.3%

Black 40.7%

Owner-Occupied 49.7%

Asian 3.6%

Vacant Units 26

American Indian/Alaskan Native 0.4%

(% of Total Units) 3.2%

Native Hawaiian/Other Pacific Islander 0.0%

Type of Units

Some other Race 0.0%

Single-family units 83.1%

Two or more Races 3.9%

Duplex/Multifamily 16.9%

Hispanic 47.2%

Mobile Home, Boat, RV, etc 0.0%

Low-Income persons 63.3%

Age of Units

Median Income \$30,200

Built before 1940 34.1%

Compared to County Median 71.6%

Built before 1950 20.5%

Education Level (% of Pop.)

Built before 1970 32.4%

Less than 9th grade 20.1%

Built in 1970 or later 12.9%

Some High School 17.8%

Persons per Occupied Unit 3.8

High School Diploma 21.9%

Overcrowded 31%

Some College 31.9%

Renters 44.1%

College Degree 6.3%

Owners 16.8%

Advanced/Graduate Degree 2.0%

**Bedrooms by Gross Rent
(% of Total Rentals)**

Unemployed

Male (of % employable males) 13.4%

	None	1	2	3
\$0-199	0.0%	0.0%	0.0%	0.0%

Female (of % employable females) 11.1%

\$200-299	0.0%	3.6%	1.8%	0.0%
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Households receiving Public Assistance 20.3%

\$300-499	3.1%	3.9%	4.1%	0.0%
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Persons in Poverty 29.7%

\$500-749	5.2%	14.7%	22.2%	2.3%
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\$750-999	1.5%	4.6%	16.0%	9.5%
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\$1000+	2.1%	0.0%	0.0%	5.4%
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