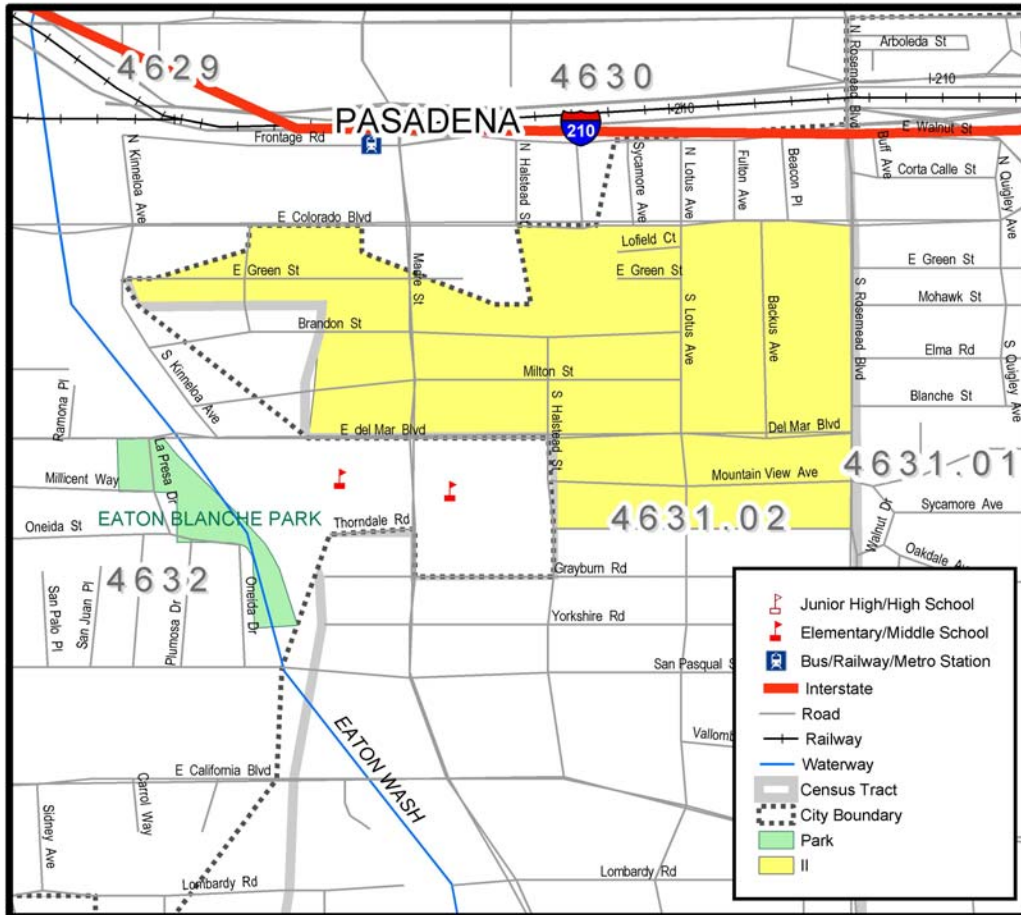


East Pasadena



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

<p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Commercial revitalization Public works improvements</p>
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<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)	None	1	2	3
Male (of % employable males)	3.4%	\$0-199	0.0%	0.0%	0.0%	0.0%
Female (of % employable females)	8.1%	\$200-299	0.0%	0.0%	0.0%	0.0%
Households receiving Public Assistance	6.6%	\$300-499	6.1%	1.5%	0.0%	0.0%
Persons in Poverty	16.8%	\$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%