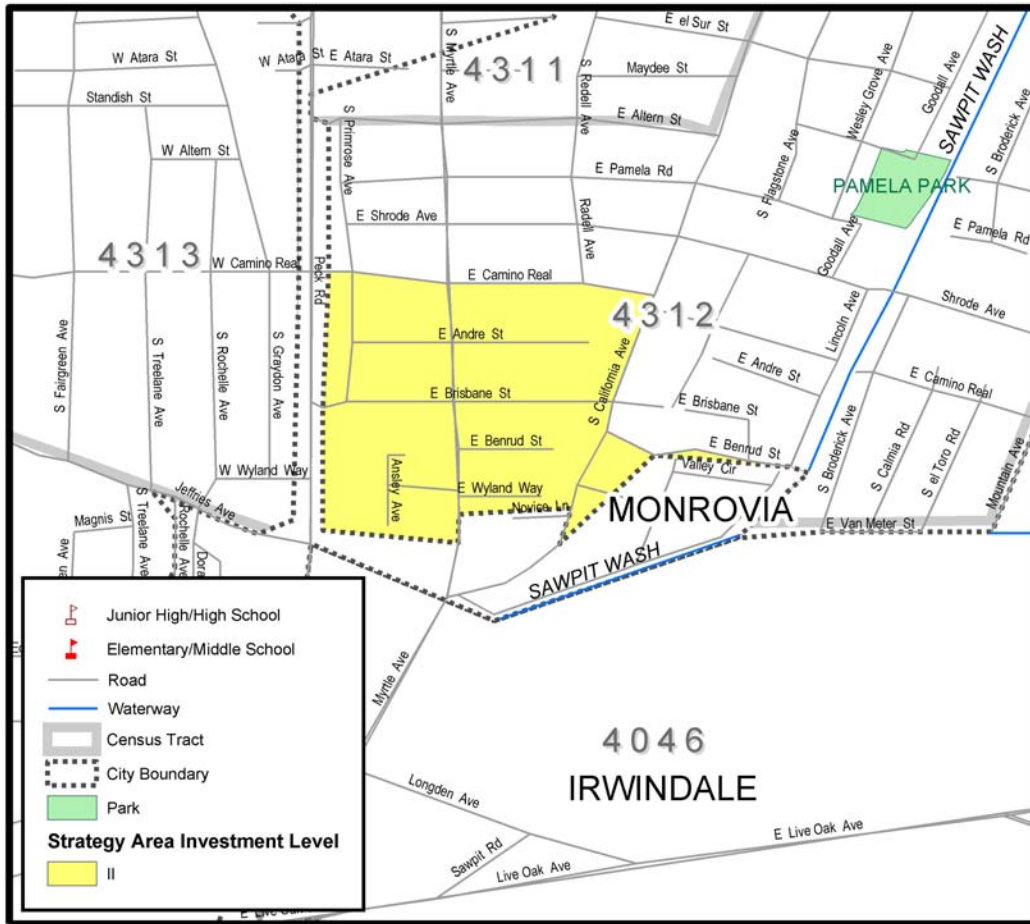


## Monrovia-Arcadia-Duarte (Islands)



### Physical Description

This area predominantly consists of single-family, owner-occupied residential properties, many with single car garages. The homes are generally in good to fair condition. About 12% of the households are overcrowded. Trees are uprooting sidewalks in some areas. The pavement along Peck Road, specifically the east side, needs to be repaved.

### Community Development Needs

Residential investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 10% require minor rehabilitation. Some sidewalks need to be repaired due to tree uprooting and the east side of Peck Road needs to be repaved.

**STRATEGY AREA: Monrovia-Arcadia-Duarte (Islands)**

**DISTRICT: 5**

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

**DESIGNATION: II – Selective Investment**

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