Physical Description
This area is predominantly single family and multi-family residential, all in standard to good condition. Local commercial development exists primarily along Altadena Drive, Lincoln Avenue, Fair Oaks Avenue, and N. Allen Avenue. A large cemetery comprises about 50% of Census Tract 4611.00. Over 70% of the homes in this area are more than 50 years old, about 47% are renter-occupied, and about 14% are overcrowded. Northwest of this area includes the Altadena Stables on Ridgeview Drive as well as many of the residential properties with large deep lots. Some of these lots are zoned for horse property. Lastly, there is a courtyard apartment complex located on the corner of Lincoln Avenue and Altadena Drive which is in good condition.
Community Development Needs
Selective investment is needed in certain residential areas to arrest an emerging pattern of deferred maintenance. Residential and multi-family housing require rehabilitation. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. The courtyard apartments need minor rehabilitation in order to enhance the area.
Community Development Needs
Business areas could benefit from revitalization and redevelopment efforts. Some streets and driveways in this area need repaving or replacement. Local commercial structures could use minor rehabilitation.

Commercial Businesses

Public/Private Investment Opportunities
- Housing rehabilitation
- Commercial façade and rehabilitation
- Street repair
Strategy Area: **Unincorporated Altadena**
Census Tracts/Block Groups: 4603.02/2, 4610.00/all: 1-4, 4611.00/4, 4613.00/5

**District: 5**

**Designation:** Level II

### Demographic Characteristics

**Total Population (2010):** 10,163

**Race/Ethnicity (% of Pop):**
- Hispanic 52.9%
- White 17.1%
- Black 21.5%
- Asian 6.4%
- Two or More Races 2.1%

**Low- and Moderate-Income Persons:** 54.6%

**Median Income:** $52,000
  - Compare to County Median 93.1%

**Education Level (% of Pop):**
- Less than 9th grade: 16.4%
- Some High School: 10.4%
- High school diploma: 22.7%
- Some college: 30.8%
- College degree: 13.4%
- Advance Degree: 6.3%

**Unemployed** 13.1%

**Households Receiving Public Assistance:** 4.5%

**Persons in Poverty:** 20.7%

**Persons Disabled:** 10.0%

### Housing Characteristics

**Total Units (2010):** 3,073

**Occupancy:**
- Owner Occupied 53.3%
- Renter Occupied 46.7%

**Vacancy:**
- Vacant Units 10.1%

**Type of Units:**
- Single Family 87.0%
- Multi-Family 13.0%
- Mobile Homes Boats RV 0.0%

**Age of Units:**
- Built 1990 or later 3%
- Built 1980 to 1989 6%
- Built 1970 to 1979 8%
- Built 1960 to 1969 13%
- Built 1950 to 1959 15%
- Built 1940 to 1949 25%
- Built Before 1940 30%

**Persons Per Occupied Unit:** 3.5

**Overcrowded Total:** 13.7%
- Overcrowded Owners 6.3%
- Overcrowded Renters 22.2%

**Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>1</th>
<th>2</th>
<th>3+</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-199</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>3.7%</td>
<td>0.8%</td>
</tr>
<tr>
<td>$500-749</td>
<td>1.3%</td>
<td>2.1%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>2.7%</td>
<td>6.3%</td>
<td>1.4%</td>
</tr>
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<td>0.6%</td>
<td>10.5%</td>
<td>47.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

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