Unincorporated Azusa – Area Overview

**Physical Description**
Unincorporated Azusa consists of two strategy areas. Unincorporated Azusa III is located in the southerly area and contains predominantly single family housing units with single garages. Commercial strips are located along Arrow Highway and Citrus Avenue. The housing and commercial stock is in fair condition. Graffiti is prevalent throughout the area. Unincorporated Azusa II is also mostly single family residential but in better condition. Some streets in both areas are in poor condition.

**Community Development Needs**
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial lots are vacant and need to be developed. Street improvements are needed throughout the area. Graffiti removal efforts should continue to be implemented.
District 1 – Unincorporated Azusa III
Level III – Intensive Investment
CENSUS TRACT(s)/BLOCK GROUP(s): 4041.00/all:1-4, 4045.01/all: 1
4045.03/all:1, 4045.04/all:1-2

Physical Description
These four Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the units are in fair condition. Some have single car garages. Local serving commercial strips are found along Arrow Highway and Citrus Avenue and are in standard condition. The housing and commercial developments need rehabilitation in order to enhance the area. Vacant commercial lots would benefit from development efforts. The easements in this area are poorly maintained. Graffiti is also prevalent in the area.
Community Development Needs
This area needs intensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation. There is also a need for maintenance, neighborhood clean-up programs, and graffiti abatement. Streets in this area also need improvement.
Commercial Businesses

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Street repairs
- Trash clean-up
- Graffiti abatement

Vacant Commercial Land

Graffiti Abatement
Strategy Area: **Unincorporated Azusa III**

Census Tracts/Block Groups: 4041.00/all: 1-4, 4045.01/all: 1, 4045.03/all: 1, 4045.04/all: 1-2

District: **1**

Designation: **Level III**

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**Demographic Characteristics**

- **Total Population (2010):** 9,220
- **Race/Ethnicity (% of Pop):**
  - White: 9.8%
  - Asian: 6.3%
  - Black: 1.8%
  - Hispanic: 81.2%
  - Two or More Races: 0.8%
  - American Indian: 0.1%
- **Low- and Moderate-Income Persons:** 65.9%
- **Median Income:** $53,232
  - Compare to County Median: 95.3%
- **Education Level (% of Pop):**
  - Less than 9th grade: 21.4%
  - Some High School: 13.4%
  - High school diploma: 33.7%
  - Some college: 20.1%
  - College degree: 8.5%
  - Advance Degree: 2.5%
- **Unemployed:** 10.5%
- **Households Receiving Public Assistance:** 5.5%
- **Persons in Poverty:** 13.9%
- **Persons Disabled:** 6.0%

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**Housing Characteristics**

- **Total Units (2010):** 2,316
- **Occupancy:**
  - Owner Occupied: 57.3%
  - Renter Occupied: 42.7%
- **Vacancy:**
  - Vacant Units: 6.9%
- **Type of Units:**
  - Single Family: 63.7%
  - Multi-Family: 30.3%
  - Mobile Homes Boats RV: 6.0%
- **Age of Units:**
  - Built 1990 or later: 39%
  - Built 1980 to 1989: 15%
  - Built 1970 to 1979: 16%
  - Built 1960 to 1969: 12%
  - Built 1950 to 1959: 11%
  - Built 1940 to 1949: 6%
  - Built Before 1940: 1%
- **Persons Per Occupied Unit:** 4.3
- **Overcrowded Total:** 21.4%
  - Overcrowded Owners: 21.6%
  - Overcrowded Renters: 21.2%
- **Bedrooms by Gross Rent:**
  - None: 0.0%
  - 1: 0.0%
  - 2: 0.0%
  - 3+: 0.0%
  - $0-199: 0.0%
  - $200-299: 2.2%
  - $300-499: 0.7%
  - $500-749: 0.4%
  - $750-999: 1.7%
  - $1000 or More: 21.9%
  - No Cash Rent: 0.0%

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I-13
Physical Description
This is predominantly a single family, largely owner-occupied residential area. The majority of the units are in standard condition with single car garages. Many of the houses were built between 1950 and 1959.
Community Development Needs
Selective investment is needed in specific residences. About 20% need minor repair. Some streets in this area need minor repair or improvement.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street repairs
Strategy Area: **Unincorporated Azusa II**  
District: **1**  
Census Tracts/Block Groups: 4042.02/all: 1-2

**Designation: Level II**

### Demographic Characteristics

- **Total Population (2010):** 1,683
- **Race/Ethnicity (% of Pop):**
  - White: 28.2%
  - Asian: 12.9%
  - Black: 3.0%
  - Two or More Races: 2.5%
  - American Indian: 0.5%
  - Native Hawaiian: 0.2%
  - Hispanic: 52.5%
  - Some Other Race: 0.2%

- **Low- and Moderate-Income Persons:** 67.7%
- **Median Income:** $50,243
  - Compare to County Median: 89.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 10.3%
  - Some High School: 9.0%
  - High school diploma: 39.5%
  - Some college: 24.5%
  - College degree: 11.1%
  - Advance Degree: 5.1%
- **Unemployed:** 19.1%
- **Households Receiving Public Assistance:** 0.8%
- **Persons in Poverty:** 25.8%
- **Persons Disabled:** 5.9%

### Housing Characteristics

- **Total Units (2010):** 408
- **Occupancy:**
  - Owner Occupied: 51.0%
  - Renter Occupied: 49.0%
- **Vacancy:**
  - Vacant Units: 8.0%
- **Type of Units:**
  - Single Family: 67.3%
  - Multi-Family: 32.7%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 2%
  - Built 1980 to 1989: 18%
  - Built 1970 to 1979: 17%
  - Built 1960 to 1969: 10%
  - Built 1950 to 1959: 49%
  - Built 1940 to 1949: 3%
  - Built Before 1940: 1%
- **Persons Per Occupied Unit:** 5.1
- **Overcrowded Total:** 9.3%
  - Overcrowded Owners: 8.6%
  - Overcrowded Renters: 10.1%
- **Bedrooms by Gross Rent:**
  - $0-199: None
  - $200-299: None
  - $300-499: None
  - $500-749: None
  - $750-999: None
  - $1000 or More: None
  - No Cash Rent: 4.5%