Physical Description
This area is generally comprised of single family units, with an apartment building on 166th Street and Gridley Avenue and newer infill housing. Most of the dwellings were built between 1950 and 1969 with the majority of them needing home repairs and rehabilitation. Streets and sidewalks in this neighborhood are very narrow.
**Single Family Housing**

**Community Development Needs**
About 80% of the housing and apartment buildings need rehabilitation. Some may need improvement or replacement. About 20% of housing is in standard condition.

**Public/Private Investment Opportunities**
- Housing rehabilitation/minor home repairs
Strategy Area: **Unincorporated Cerritos**  
Census Tracts/Block Groups: 5546.00/2  
District: 4

**Demographic Characteristics**

- **Total Population (2010):** 1,066
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 44%
  - Black: 19%
  - Asian: 25%
  - Two or More Races: 2%
  - White: 10%
- **Low- and Moderate-Income Persons:** 64.3%
- **Median Income:** $63,750
- **Compare to County Median:** 114.1%

**Education Level (% of Pop):**
- Less than 9th grade: 16.5%
- Some High School: 11.4%
- High school diploma: 24.2%
- Some college: 26.7%
- College degree: 17.9%
- Advance Degree: 2.7%
- **Unemployed:** 9.5%
- **Households Receiving Public Assistance:** 10.9%
- **Persons in Poverty:** 25.7%
- **Persons Disabled:** 11.8%

**Housing Characteristics**

- **Total Units (2010):** 297
- **Occupy:**
  - Owner Occupied: 57.8%
  - Renter Occupied: 42.2%
- **Vacancy:**
  - 2.5%
- **Type of Units:**
  - Single Family: 84.7%
  - Multi-Family: 15.3%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 6%
  - Built 1980 to 1989: 0%
  - Built 1970 to 1979: 16%
  - Built 1960 to 1969: 24%
  - Built 1950 to 1959: 44%
  - Built 1940 to 1949: 10%
  - Built Before 1940: 0%
- **Persons Per Occupied Unit:** 4.4
- **Overcrowded Total:**
  - Overcrowded Owners: 3.8%
  - Overcrowded Renters: 36.1%
- **Bedrooms by Gross Rent:**
<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>0-199</th>
<th>200-299</th>
<th>300-499</th>
<th>500-749</th>
<th>750-999</th>
<th>$1000 or More</th>
<th>No Cash Rent</th>
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</thead>
<tbody>
<tr>
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<tr>
<td>$1000 or More</td>
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<td>2.1%</td>
<td>42.3%</td>
<td>52.6%</td>
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