**Physical Description**
This is a discontinuous area consisting of a mix of housing and small commercial uses. Generally, the area has no sidewalks and streetlights. The Northern portion of the area includes a mix of single family and multi-family housing in good to fair condition. This area also includes a small strip mall in standard condition. The Southern portion contains predominantly single family, owner-occupied housing in good condition.

**Community Development Needs**
Residential investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Also, older commercial strips need minor rehabilitation or façade improvements.

**Public/Private Investment Opportunities**
- Housing rehabilitation/minor home repairs
- Minor commercial rehabilitation
Unincorporated Covina (North Tracts)
CENSUS TRACT(s)/BLOCK GROUP(s):
4053.01/all: 2, 4054.00/2,3, 4055.00/all:4,
Unincorporated Covina North Tracts

Single Family Housing

Commercial Businesses
Unincorporated Covina (South Tract)
CENSUS TRACT/BLOCK GROUP(s): 4080.03/all:1-2
Unincorporated Covina South Tract

Single Family Housing
Strategy Area: **Unincorporated Covina**  
District: 1  
Census Tracts/Block Groups: 4053.01/all: 2, 4054.00/2,3, 4055.00/all: 4, 4080.03/all: 1-2

**Demographic Characteristics**

- **Total Population (2010):** 6,526
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 66.2%
  - Asian: 17.1%
  - White: 12.9%
  - Black: 2.4%
  - Two or More Races: 0.8%
  - American Indian: 0.4%
  - Native Hawaiian: 0.2%

- **Low- and Moderate-Income Persons:** 61.0%
- **Median Income:** $78,378
  - Compare to County Median: 140.3%

- **Education Level (% of Pop):**
  - Less than 9th grade: 10.0%
  - Some High School: 14.5%
  - High school diploma: 25.5%
  - Some college: 26.8%
  - College degree: 16.6%
  - Advance Degree: 5.7%

- **Unemployed:** 12.4%
- **Households Receiving Public Assistance:** 2.6%
- **Persons in Poverty:** 13.9%
- **Persons Disabled:** 9.3%

**Housing Characteristics**

- **Total Units (2010):** 1,874
  - **Occupancy:**
    - Owner Occupied: 74.8%
    - Renter Occupied: 25.2%
  - **Vacancy:**
    - Vacant Units: 7.7%

- **Type of Units:**
  - Single Family: 86.3%
  - Multi-Family: 12.3%
  - Mobile Homes Boats RV: 1.4%

- **Age of Units:**
  - Built 1990 or later: 6%
  - Built 1980 to 1989: 15%
  - Built 1970 to 1979: 8%
  - Built 1960 to 1969: 15%
  - Built 1950 to 1959: 52%
  - Built 1940 to 1949: 2%
  - Built Before 1940: 2%

- **Persons Per Occupied Unit:** 4.1
- **Overcrowded Total:**
  - Overcrowded Owners: 14.7%
  - Overcrowded Renters: 29.3%

- **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>0.7%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.7%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.9%</td>
<td>5.6%</td>
<td>0.2%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>13.6%</td>
<td>0.9%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>4.7%</td>
<td>27.2%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>