Physical Description
This discontinuous area consists of predominantly single family, owner-occupied housing and some multi-family housing in good condition. Commercial uses exist along N. Grand Avenue and are in standard condition.
Community Development Needs
Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation.

Single Family Housing

Public/Private Investment Opportunity
- Housing rehabilitation/minor home repairs
Commercial Businesses
Strategy Area: **Unincorporated Covina**  
District: **5**

Census Tracts/Block Groups: 4037.21/all: 1, 4, 4037.22/all: 3, 4057.01/all: 1, 3, 4057.02/all: 1, 4061.01/all: 1

Designation: **Level II**

**Demographic Characteristics**

- **Total Population (2010):** 6,627
- **Race/Ethnicity (% of Pop):**
  - White: 19.2%
  - Asian: 10.9%
  - Black: 2.4%
  - Hispanic: 65.1%
- **Low- and Moderate-Income Persons:** 62.8%
- **Median Income:** $62,599
  - Compare to County Median: 112.0%
- **Education Level (% of Pop):**
  - Less than 9th grade: 8.2%
  - Some High School: 8.6%
  - High school diploma: 26.2%
  - Some college: 33.9%
  - College degree: 16.3%
  - Advance Degree: 5.7%
- **Unemployed:** 11.0%
- **Households Receiving Public Assistance:**
  - Persons in Poverty: 11.6%
  - Persons Disabled: 9.6%

**Housing Characteristics**

- **Total Units (2010):** 2,096
- **Occupancy:**
  - Owner Occupied: 59.9%
  - Renter Occupied: 40.1%
- **Vacancy:**
  - Vacant Units: 4.8%
- **Type of Units:**
  - Single Family: 71.7%
  - Multi-Family: 24.7%
  - Mobile Homes Boats RV: 4.6%
- **Age of Units:**
  - Built 1990 or later: 6%
  - Built 1980 to 1989: 12%
  - Built 1970 to 1979: 15%
  - Built 1960 to 1969: 13%
  - Built 1950 to 1959: 42%
  - Built 1940 to 1949: 6%
  - Built Before 1940: 6%
- **Persons Per Occupied Unit:** 3.3
- **Overcrowded Total:** 9.3%
- **Persons Per Occupied Unit:**
  - Overcrowded Owners: 5.4%
  - Overcrowded Renters: 15.0%
- **Bedrooms by Gross Rent:**
  - None
<table>
<thead>
<tr>
<th>Range</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>
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<tr>
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<tr>
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<tr>
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<td>1.8%</td>
<td>9.0%</td>
<td>6.7%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.3%</td>
<td>20.5%</td>
<td>36.2%</td>
</tr>
</tbody>
</table>
- **No Cash Rent:**
  - 0.0% | 0.8% | 0.0% | 1.9%