Unincorporated East Los Angeles – Area Overview

Physical Description
This predominantly Hispanic community, located immediately east of downtown Los Angeles, contains a full range of land uses from single family residential to small industrial properties. Vibrant commercial activity is primarily found along the major thoroughfares, including 1st and 3rd Streets, Cesar E. Chavez Avenue, and Whittier and Atlantic Boulevards. A majority of the units are single family and about half are more than 50 years old.

Community Development Needs
Unincorporated East Los Angeles requires a wide variety of assistance geared toward both residential and commercial/industrial revitalization. Business properties need assistance to reverse a common pattern of disinvestment and lack of maintenance. Street improvements are needed in some areas. Overall, up to 30% of the dwelling units require some level of rehabilitation, and 1% to 2% require replacement.
District 1 - Unincorporated East Los Angeles IV
Level IV – Extensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 5306.01/all: 1-2, 5306.02/all: 1, 5308.01/all: 1-4, 5308.02/all: 1-2, 5309.01/all: 1-3, 5309.02/all: 1-2, 5310.00/all: 1-3, 5313.01/all: 1-4, 5313.02/all:1-5, 5315.02/all:1-4

Physical Description
This strategy area contains mixed-residential uses, with local commercial development lining the major streets such as Indiana Street, Cesar E. Chavez Avenue, and Olympic Boulevard. Graffiti is prevalent along and adjacent to the major streets and on vacant structures throughout. Vacant commercial buildings and land are also found throughout the area. Approximately 72% of the dwelling units in these tracts were built more than 50 years ago. Over 60% of the units are renter-occupied and nearly 27% of the households are overcrowded. In tract 5313.02, industrial facilities are located on inadequate streets adjacent to residences, particularly near Union Pacific Avenue. Indiana Avenue is lined with a mix of residential and commercial uses in this area.
Community Development Needs
The majority of the residential units need some level of rehabilitation and some require replacement. Some streets, sidewalks, and driveways, particularly in Census Tract 5310.00, need improvement or replacement. The business areas generally need revitalization. Uses that are incompatible with the predominantly residential areas should be relocated if possible. Graffiti removal efforts should continue to be implemented.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Business revitalization
- Public works improvement
- Graffiti abatement
Single Family Housing

Multi-Family Housing
Commercial Businesses

Graffiti Abatement
Community Development Needs
The majority of the residential units need some level of rehabilitation and some require replacement. Some street, sidewalks, and driveways, particularly in Census Tract 5313, need improvement or replacement. The business areas generally need revitalization. Uses that are incompatible with the predominantly residential areas should be relocated if possible. Graffiti removal efforts should continue to be implemented. Empty lots within this area may provide opportunities for in-fill housing and commercial.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Business revitalization
- Public works improvement
- Graffiti abatement
Single Family Housing

Graffiti Abatement

Multi-Family Housing
Commercial Businesses
Strategy Area: **Unincorporated East Los Angeles IV**

**District:** 1

**Census Tracts/Block Groups:**
- 5306.01/all: 1-2, 5306.02/all: 1, 5308.01/all: 1-4, 5308.02/all: 1-2, 5309.01/all: 1-3, 5309.02/all: 1-2, 5310.00/all: 1-3, 5313.01/all: 1-4, 5313.02/all: 1-5, 5315.02/all: 1-4

**Designation:** Level IV

### Demographic Characteristics

- **Total Population (2010):** 44,466
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 97.1%
  - White: 1.0%
  - Black: 0.2%
  - Other: 0.2%

- **Low- and Moderate-Income Persons:** 76.1%

- **Median Income:** $40,337
  - Compare to County Median: 72.2%

- **Education Level (% of Pop):**
  - Less than 9th grade: 37.9%
  - Some High School: 18.0%
  - High school diploma: 22.3%
  - Some college: 16.5%
  - College degree: 4.1%
  - Advance Degree: 1.1%

- **Unemployed:** 14.1%

- **Households Receiving Public Assistance:** 6.5%

- **Persons in Poverty:** 28.3%

- **Persons Disabled:** 8.4%

### Housing Characteristics

- **Total Units (2010):** 10,818

- **Occupancy:**
  - Owner Occupied: 37.4%
  - Renter Occupied: 62.6%

- **Vacancy:**
  - Vacant Units: 5.0%

- **Type of Units:**
  - Single Family: 78.9%
  - Multi-Family: 20.5%
  - Mobile Homes Boats RV: 0.6%

- **Age of Units:**

- **Persons Per Occupied Unit:** 4.2

- **Overcrowded Total:** 26.7%
  - Overcrowded Owners: 17.6%
  - Overcrowded Renters: 32.2%

- **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>None</td>
<td>0.3%</td>
<td>0.4%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.6%</td>
<td>1.1%</td>
<td>0.2%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.6%</td>
<td>2.3%</td>
<td>0.9%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.7%</td>
<td>7.9%</td>
<td>5.5%</td>
</tr>
<tr>
<td>$750-999</td>
<td>1.7%</td>
<td>9.9%</td>
<td>11.3%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.9%</td>
<td>4.0%</td>
<td>25.2%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.6%</td>
<td>2.2%</td>
</tr>
</tbody>
</table>
Physical Description
This strategy area is characterized by very dense, old, single family neighborhoods, with multi-family structures often interspersed. More than 48% of the units were built before 1950, about 70% are renter-occupied, and over 30% of the renter-occupied units are overcrowded. The neighborhoods are bordered by the commercially-lined thoroughfares of Indiana Street, Cesar E. Chavez Avenue, Whittier Boulevard, and portions of Pomona Boulevard. The East Los Angeles Civic Center is located along E. 3rd Street and Mednik Avenue, and several new commercial developments have recently been built near the intersection of E. 3rd Street and Beverly Boulevard. The Pomona (60) and Long Beach (710) Freeways cuts through this community, and several cemeteries lie adjacent to the freeway interchange. There is extensive graffiti concentrated in and near the commercial areas, and many vacant lots are found throughout the area.
Community Development Needs
Approximately 40% of the housing stock needs investment ranging from accelerated maintenance to replacement.
Community Development Needs
Although there have been visible improvements, many of the business areas, particularly along Cesar E. Chavez Avenue and Whittier Boulevard, should continue to be revitalized. Graffiti removal programs should also continue to be implemented. Street improvements are needed in this area especially on Duncan Avenue, Wyman Avenue, and Eagle Street.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Business revitalization
- Graffiti abatement
- Public works improvement
Strategy Area: **Unincorporated East Los Angeles III**

Census Tracts/Block Groups: 5304.00/all: 1-2, 5305.00/all: 1-4, 5311.01/all: 1-4, 5311.02/all: 1-2, 5312.01/all: 1-2, 5312.02/all: 1-2, 5315.03/all: 1-2, 5315.04/all: 1-2, 5316.04/all: 1-2, 5318.00/all: 1-3

**Designation:** Level III

Demographic Characteristics

- **Total Population (2010):** 41,515
- **Race/Ethnicity (% of Pop):**
  - Hispanic 96.5%
  - Asian 1.8%
  - White 1.1%
  - Black 0.4%
  - Two or More Races 0.2%

- **Low- and Moderate-Income Persons:** 77.4%
- **Median Income:** $35,425
  - Compare to County Median 63.4%
- **Education Level (% of Pop):**
  - Less than 9th grade: 38.4%
  - Some High School: 17.0%
  - High school diploma: 20.6%
  - Some college: 17.4%
  - College degree: 5.0%
  - Advance Degree: 1.5%
- **Unemployed:** 14.1%
- **Households Receiving Public Assistance:** 7.9%
- **Persons in Poverty:** 29.1%
- **Persons Disabled:** 9.2%

Housing Characteristics

- **Total Units (2010):** 10,648
- **Occupancy:**
  - Owner Occupied 30.3%
  - Renter Occupied 69.7%
- **Vacancy:**
  - Vacant Units 5.1%
- **Type of Units:**
  - Single Family 74.9%
  - Multi-Family 24.8%
  - Mobile Homes Boats RV 0.3%
- **Age of Units:**
  - Built 1990 or later 28%
  - Built 1980 to 1989 11%
  - Built 1970 to 1979 12%
  - Built 1960 to 1969 20%
  - Built 1950 to 1959 21%
  - Built 1940 to 1949 21%
  - Built Before 1940 28%
- **Persons Per Occupied Unit:** 3.9
- **Overcrowded Total:** 27.8%
  - Overcrowded Owners 18.9%
  - Overcrowded Renters 31.7%
- **Bedrooms by Gross Rent:**
  - $0-199 0.1%
  - $200-299 0.7%
  - $300-499 0.8%
  - $500-749 2.4%
  - $750-999 1.1%
  - $1000 or More 0.7%
  - No Cash Rent 0.1%

I-39
Physical Description

This area consists of predominantly single-family residences, with apartments interspersed throughout. More than 77% of the units were built at least 50 years ago. Nearly 63% of the dwellings are renter-occupied and about 27% of all households are overcrowded. The Northwest Census Tracts consist of predominately industrial with multi-family and single-family housing. Single-family dwellings tend to be on small lots with decorative fences lining the sidewalks. Local retail and auto-related businesses are concentrated along Beverly, Olympic, and Whittier Boulevards, and Atlantic Avenue. Graffiti is prevalent within the more run-down portions of the commercial thoroughfares, especially the areas with vacant businesses.
Community Development Needs
A site-specific approach to stimulate reinvestment is needed throughout the residential and commercial areas. At least 25% of the residential units need some level of rehabilitation or repair. Graffiti removal programs should continue to be implemented.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Business revitalization
- Graffiti abatement
Single Family Housing

Multi-Family Housing

Commercial and Industrial

Unincorporated East Los Angeles II (North Tracts)
Community Development Needs
A site-specific approach to stimulate reinvestment is needed throughout the residential and commercial areas. At least 25% of the residential units need some level of rehabilitation or repair. Specific businesses along Beverly, Olympic, and Whittier Boulevards would benefit from revitalization or façade improvements. Graffiti removal programs should continue to be implemented.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Business revitalization
- Graffiti abatement
Single Family Housing

Multi-Family Housing

Unincorporated East Los Angeles II (South Tracts)
Commercial Businesses

Graffiti Abatement
Strategy Area: **Unincorporated East Los Angeles II**  
District: **1**

Census Tracts/Block Groups: 5302.02/all: 1, 3, 5303.01/1, 5303.02/all: 1-4, 5307.00/all: 1, 5316.02/all: 1-3, 5316.03/all: 1-2, 5317.01/all: 1-2, 5317.02/all: 1-4, 5319.01/all: 1-4, 5319.02/all: 1-3

Designation: **Level II**

Demographic Characteristics

- **Total Population (2010):** 39,688
  - **Race/Ethnicity (% of Pop):**
    - Hispanic: 96.8%
    - White: 1.7%
    - Asian: 0.9%
    - Black: 0.3%
    - American Indian: 0.1%
    - Some Other Race: 0.1%

- **Low- and Moderate-Income Persons:** 75.1%

- **Median Income:** $41,563
  - Compare to County Median: 74.4%

- **Education Level (% of Pop):**
  - Less than 9th grade: 33.3%
  - Some High School: 17.6%
  - High school diploma: 24.6%
  - Some college: 18.5%
  - College degree: 4.5%
  - Advance Degree: 1.5%

- **Unemployed:** 13.4%

- **Households Receiving Public Assistance:** 4.9%
- **Persons in Poverty:** 23.3%
- **Persons Disabled:** 8.9%

Housing Characteristics

- **Total Units (2010):** 10,630
  - **Occupancy:**
    - Owner Occupied: 37.2%
    - Renter Occupied: 62.8%

  - **Vacancy:**
    - Vacant Units: 4.9%

  - **Type of Units:**
    - Single Family: 73.0%
    - Multi-Family: 26.5%
    - Mobile Homes Boats RV: 0.5%

  - **Age of Units:**
    - Built 1990 or later: 3%
    - Built 1980 to 1989: 3%
    - Built 1970 to 1979: 4%
    - Built 1960 to 1969: 13%
    - Built 1950 to 1959: 23%
    - Built 1940 to 1949: 29%
    - Built Before 1940: 25%

  - **Persons Per Occupied Unit:** 3.9

  - **Overcrowded Total:** 26.7%
    - Overcrowded Owners: 15.0%
    - Overcrowded Renters: 33.6%

  - **Bedrooms by Gross Rent:**
    | Gross Rent | None | 1 | 2  | 3+  |
    |------------|------|---|----|----|
    | $0-199     | 0.0% | 0.0%| 0.0%| 0.0%|
    | $200-299   | 0.1% | 0.5%| 0.0%| 0.0%|
    | $300-499   | 0.5% | 1.3%| 0.4%| 0.1%|
    | $500-749   | 1.6% | 6.4%| 1.8%| 0.5%|
    | $750-999   | 1.9% | 24.1%| 9.6%| 1.4%
    | $1000 or More | 1.0% | 10.5%| 24.4%| 11.8%
    | No Cash Rent | 0.0% | 0.0%| 0.9%| 0.8%|