**Physical Description**
This area is predominantly single family residential, all in standard to good condition. Local commercial development exists along Colorado and Rosemead Boulevards and are in good condition, with the exception of some vacant businesses on Colorado Boulevard that are in poor condition.
Community Development Needs
Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the homes need major rehabilitation and about 20% need maintenance or minor rehabilitation. Street repaving is needed.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial revitalization
- Public works improvements
Strategy Area: **Unincorporated East Pasadena**  
Census Tracts/Block Groups: 4631.01/1  
District: 5

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 681
- **Race/Ethnicity (% of Pop):**
  - White: 39.0%
  - Hispanic: 34.3%
  - Asian: 19.0%
  - Black: 2.1%
  - Two or More Races: 5.6%
- **Low- and Moderate-Income Persons:** 53.6%
- **Median Income:** $102,768
  - Compare to County Median: 183.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 4.7%
  - Some High School: 2.9%
  - High school diploma: 14.6%
  - Some college: 40.5%
  - College degree: 22.3%
  - Advance Degree: 14.9%
- **Unemployed:** 8.5%
- **Households Receiving Public Assistance:** 1.3%
- **Persons in Poverty:** 8.6%
- **Persons Disabled:** 11.0%

### Housing Characteristics

- **Total Units (2010):** 248
- **Occupancy:**
  - Owner Occupied: 78.7%
  - Renter Occupied: 21.3%
- **Vacancy:**
  - Vacant Units: 8.2%
- **Type of Units:**
  - Single Family: 97.3%
  - Multi-Family: 2.7%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 33%
  - Built 1980 to 1989: 15%
  - Built 1970 to 1979: 10%
  - Built 1960 to 1969: 6%
  - Built 1950 to 1959: 6%
  - Built 1940 to 1949: 15%
  - Built Before 1940: 4%
- **Persons Per Occupied Unit:** 2.6
- **Overcrowded Total:** 0.0%
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 0.0%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Range</th>
<th>0</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>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>14.0%</td>
<td>0.0%</td>
<td>58.0%</td>
<td>20.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>8.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>