Unincorporated East Rancho Dominguez Area Overview

Physical Description
Unincorporated East Rancho Dominguez is comprised of two strategy areas: Unincorporated East Rancho Dominguez III and East Rancho Dominguez II. Unincorporated East Rancho Dominguez III is in the center of the area and is mostly single family residential, with local commercial lining Compton and Alondra Boulevards. Forty percent (40%) of the housing is overcrowded and many need repairs. There are also large vacant commercial parcels in this area. Unincorporated East Rancho Dominguez II is also mostly single family residential and the housing is in better condition, but there are still pockets of housing that are poorly maintained. Sidewalks and driveways in this area are in poor to fair condition. Graffiti is prevalent in both areas.

Community Development Needs
In the residential areas, the dwelling units need improvements ranging from extensive maintenance to minor rehabilitation, and up to 5% need replacement. Vacant commercial lots need to be revitalized. Sidewalk and driveways need to be improved and an active program of graffiti removal is needed.
**Physical Description**

This is mostly a single family residential area with local commercial lining Compton and Alondra Boulevards. Local commercial and auto-repair businesses are also located along Atlantic Avenue and a major supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard. There are large vacant lots on Butler Avenue, Atlantic Avenue, and Compton Avenue. Graffiti is found in a few locations, mostly on vacant structures and the sides of businesses. About 41% of the households are considered overcrowded.
Community Development Needs
Approximately 30% of the residential units require some level of rehabilitation. The balance of the units need varying levels of maintenance and a few require replacement. The community would benefit from development of vacant commercial parcels along the major streets. The commercial areas are in need of aesthetic improvements, such as screening and graffiti removal, as well as revitalization programs. Neighborhoods would benefit from sidewalk landscaping and minor sidewalk repair.
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Commercial revitalization & development
- Public works improvement
- Graffiti abatement

Commercial Business Centers
Strategy Area: **Unincorporated East Rancho Dominguez III**

District: 2

Census Tracts/Block Groups: 5421.05/all: 2-3, 5421.06/all: 1-3

**Demographic Characteristics**

- **Total Population (2010):** 3,814
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 86.9%
  - Black: 10.0%
  - White: 1.7%
  - Asian: 0.8%
  - Two or More Races: 0.6%
  - Low- and Moderate-Income Persons: 87.1%
- **Median Income:** $37,315
  - Compare to County Median: 66.8%
- **Education Level (% of Pop):**
  - Less than 9th grade: 41.4%
  - Some High School: 16.9%
  - High school diploma: 23.8%
  - Some college: 14.2%
  - College degree: 2.2%
  - Advance Degree: 0.4%
- **Unemployed:** 15.1%
- **Households Receiving Public Assistance:**
  - Persons in Poverty: 29.9%
  - Persons Disabled: 9.2%

**Housing Characteristics**

- **Total Units (2010):** 798
- **Occupancy:**
  - Owner Occupied: 40.6%
  - Renter Occupied: 59.4%
- **Vacancy:**
  - Vacant Units: 10.0%
- **Type of Units:**
  - Single Family: 69.3%
  - Multi-Family: 30.7%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 20%
  - Built 1980 to 1989: 8%
  - Built 1970 to 1979: 9%
  - Built 1960 to 1969: 25%
  - Built 1950 to 1959: 24%
  - Built 1940 to 1949: 9%
  - Built Before 1940: 9%
- **Persons Per Occupied Unit:** 4.9
- **Overcrowded Total:**
  - Overcrowded Owners: 34.4%
  - Overcrowded Renters: 45.4%
- **Bedrooms by Gross Rent:**
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<th>Range</th>
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<th>3+</th>
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<tbody>
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<td>1.8%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>1.8%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
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<td>1.6%</td>
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<tr>
<td>$750-999</td>
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<td>8.7%</td>
<td>10.7%</td>
<td>2.9%</td>
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<tr>
<td>$1000 or More</td>
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<td>2.0%</td>
<td>25.7%</td>
<td>21.0%</td>
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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>2.7%</td>
<td>0.0%</td>
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</table>
Physical Description
This area is predominantly single family residential. Most units are very small and in standard condition. Pockets of poorly maintained residences are found throughout. Local-serving commercial uses line the main thoroughfares of Atlantic Avenue, Compton Boulevard, and Rosecrans Avenue all in standard condition. About 59% of the dwelling units are owner-occupied, 83% are single family, and 27% of the households are overcrowded. Graffiti is found in spot locations.
Community Development Needs
Selected investment is needed in the residential areas, targeted to properties requiring rehabilitation or replacement of substandard units. There is a need for maintenance and a neighborhood clean-up program. Residential areas would benefit from sidewalk and driveway improvements.
Public/Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Graffiti abatement
- Neighborhood clean-up
- Public works improvements

Single Family Housing
**Strategy Area:** Unincorporated East Rancho Dominguez II  
**District:** 2  
Census Tracts/Block Groups:  5420.00/all: 1-2, 5421.03/all: 1-3, 5421.04/all: 1-3, 5422.00/all: 1-3

**Designation:** Level II

### Demographic Characteristics

**Total Population (2010):** 8,543  
**Race/Ethnicity (% of Pop):**  
- Hispanic: 78.5%  
- Black: 19.4%  
- White: 0.7%  
- Asian: 0.7%  
- Two or More Races: 0.5%  
- Some Other Race: 0.2%  
- Low- and Moderate-Income Persons: 73.6%  
**Median Income:** $46,221  
- Compare to County Median: 82.7%  
**Education Level (% of Pop):**  
- Less than 9th grade: 26.1%  
- Some High School: 17.3%  
- High school diploma: 25.4%  
- Some college: 25.5%  
- College degree: 3.4%  
- Advance Degree: 1.6%  
**Unemployed:** 17.2%  
**Households Receiving Public Assistance:**  
- Persons in Poverty: 24.6%  
- Persons Disabled: 11.5%  

### Housing Characteristics

**Total Units (2010):** 1,901  
**Occupancy:**  
- Owner Occupied: 59.3%  
- Renter Occupied: 40.7%  
**Vacancy:**  
- Vacant Units: 6.4%  
**Type of Units:**  
- Single Family: 83.1%  
- Multi-Family: 12.0%  
- Mobile Homes Boats RV: 4.9%  
**Age of Units:**  
- Built 1990 or later: 36%  
- Built 1980 to 1989: 23%  
- Built 1970 to 1979: 9%  
- Built 1960 to 1969: 9%  
- Built 1950 to 1959: 10%  
- Built 1940 to 1949: 10%  
- Built Before 1940: 5%  
**Persons Per Occupied Unit:** 4.7  
**Overcrowded Total:** 27.4%  
- Overcrowded Owners: 24.9%  
- Overcrowded Renters: 31.1%  
**Bedrooms by Gross Rent:**  

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