Unincorporated El Camino Village - Area Overview

Physical Description
Unincorporated El Camino Village is comprised of two strategy areas: Unincorporated El Camino Village III and El Camino Village II. Unincorporated El Camino Village III, which is the northerly strategy area, consists of mostly multi-family housing that is in fair condition. However, the landscaping and yards are poorly maintained. Graffiti is also prevalent in this area. About 24% of the housing is overcrowded. Unincorporated El Camino Village II, on the other hand, is predominantly single-family residential and the housing overall is in good condition with less overcrowding. There are some small commercial uses in the area that are poorly maintained.

Community Development Needs
In the residential areas, a majority of the multi-family dwelling units need extensive maintenance and the single-family units could benefit from minor rehabilitation. Sidewalks and driveway improvements are needed in the northerly strategy area. An active program of graffiti removal and neighborhood clean-up is also needed.
Physical Description
This area primarily consists of multi-family housing and two-story apartment complexes. Overall, about 83% of all households are renter-occupied and 24% are overcrowded. Most of the housing stock is in fair condition, however, the properties and landscaping are poorly maintained and graffiti is evident. Along Crenshaw Boulevard there are a few multi-family apartment complexes in fair condition and some dilapidated and small commercial uses that could benefit from façade and rehabilitation improvements.
Community Development Needs
Intensive investment is needed to repair, rehabilitate, and clean-up poorly maintained residential and commercial properties. Many of the apartment properties would benefit from paint and clean-up efforts. Minor street improvements and graffiti abatement is also needed.

Public/Private Investment Opportunities
- Housing rehabilitation/home repairs
- Neighborhood clean-up
- Driveway approach and sidewalk improvements
- Commercial façade improvements
- Graffiti abatement
Strategy Area: **Unincorporated El Camino Village III**  
District: **2**  
Census Tracts/Block Groups: **6037.04/all: 1-3**

**Designation:** **Level III**

### Demographic Characteristics

- **Total Population (2010):** 3,926
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 59.7%
  - Black: 26.7%
  - Asian: 5.8%
  - White: 4.1%
  - Two or More Races: 2.7%
  - Some Other Race: 1.0%
- **Low- and Moderate-Income Persons:** 82.0%
- **Median Income:** $42,357  
  - Compare to County Median: 75.8%
- **Education Level (% of Pop):**
  - Less than 9th grade: 28.8%
  - Some High School: 9.1%
  - High school diploma: 25.9%
  - Some college: 23.8%
  - College degree: 9.5%
  - Advance Degree: 2.4%
- **Unemployed:** 11.6%
- **Households Receiving Public Assistance:** 2.0%
- **Persons in Poverty:** 23.8%
- **Persons Disabled:** 7.3%

### Housing Characteristics

- **Total Units (2010):** 1,321
- **Occupancy:**
  - Owner Occupied: 17.4%
  - Renter Occupied: 82.6%
- **Vacancy:**
  - Vacant Units: 0.0%
- **Type of Units:**
  - Single Family: 24.2%
  - Multi-Family: 75.3%
  - Mobile Homes Boats RV: 0.5%
- **Age of Units:**
  - Built 1990 or later: 32%
  - Built 1980 to 1989: 25%
  - Built 1970 to 1979: 12%
  - Built 1960 to 1969: 10%
  - Built 1950 to 1959: 4%
  - Built 1940 to 1949: 4%
  - Built Before 1940: 4%
- **Persons Per Occupied Unit:** 3.2
- **Overcrowded Total:**
  - Overcrowded Owners: 13.2%
  - Overcrowded Renters: 25.8%
- **Bedrooms by Gross Rent:**
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<thead>
<tr>
<th>Gross Rent</th>
<th>None</th>
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<th>2</th>
<th>3+</th>
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<td>0.0%</td>
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<td>0.0%</td>
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<td>30.0%</td>
<td>7.1%</td>
<td>4.2%</td>
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<td>1.8%</td>
<td>40.6%</td>
<td>4.7%</td>
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<tr>
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<td>0.0%</td>
<td>2.0%</td>
<td>0.0%</td>
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Physical Description
This is a predominantly single family residential area, with many of the housing in standard to good condition. Along Crenshaw Boulevard, there are small commercial uses in fair condition that could benefit from façade and rehabilitation improvements.
Community Development Needs
Selective investment is needed to repair, rehabilitate poorly maintained residential and commercial properties.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial façade improvements
Strategy Area: **Unincorporated El Camino Village II**

District: **2**

Census Tracts/Block Groups: **6037.02/1**

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 1,322
- **Race/Ethnicity (% of Pop):**
  - White: 21.9%
  - Hispanic: 40.6%
  - Asian: 36.9%
- **Low- and Moderate-Income Persons:** 57.9%
- **Median Income:** $73,438
- **Compare to County Median:** 131.4%
- **Education Level (% of Pop):**
  - Less than 9th grade: 10.3%
  - Some High School: 6.6%
  - High school diploma: 21.9%
  - Some college: 43.5%
  - College degree: 14.4%
  - Advance Degree: 3.3%
- **Unemployed:** 11.8%
- **Households Receiving Public Assistance:** 0.0%
- **Persons in Poverty:** 12.2%
- **Persons Disabled:** 9.7%

### Housing Characteristics

- **Total Units (2010):** 427
- **Occupancy:**
  - Owner Occupied: 73.4%
  - Renter Occupied: 26.6%
- **Vacancy:**
  - Vacant Units: 4.3%
- **Type of Units:**
  - Single Family: 100.0%
  - Multi-Family: 0.0%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 41.0%
  - Built 1980 to 1989: 21.9%
  - Built 1970 to 1979: 18.6%
  - Built 1960 to 1969: 19.1%
  - Built 1950 to 1959: 11.2%
  - Built 1940 to 1949: 0.0%
  - Built Before 1940: 0.0%
- **Persons Per Occupied Unit:** 3.2
- **Overcrowded Total:** 8.2%
  - Overcrowded Owners: 11.2%
  - Overcrowded Renters: 0.0%
- **Bedrooms by Gross Rent:**

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