**Physical Description**

This area predominantly consists of single family, owner- and renter-occupied residential properties. Large deep lots are found in this area along with two to three units on a lot. The dwelling units are generally in good to fair condition. There is an apartment complex in standard condition located on Tyler Avenue and Freer Street.
Single Family Housing

Community Development Needs
Selective residential investment is needed in specific areas to encourage private property improvements. About 20% of housing need minor repair, and 10% need major rehabilitation. The housing units located on Wildflower Road need major rehabilitation.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
Strategy Area: **Unincorporated El Monte**

Census Tracts/Block Groups: 4315.02/1

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 415
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 47.2%
  - White: 22.3%
  - Black: 1.3%
  - Asian: 29.2%
- **Low- and Moderate-Income Persons:** 53.3%
- **Median Income:** $63,667
  - Compare to County Median: 114.0%
- **Education Level (% of Pop):**
  - Less than 9th grade: 15.3%
  - Some High School: 1.5%
  - High school diploma: 10.7%
  - Some college: 46.9%
  - College degree: 14.5%
  - Advance Degree: 9.5%
- **Unemployed:** 7.0%
- **Households Receiving Public Assistance:** 0.0%
- **Persons in Poverty:** 18.4%
- **Persons Disabled:** 11.4%

### Housing Characteristics

- **Total Units (2010):** 143
- **Occupancy:**
  - Owner Occupied: 65.9%
  - Renter Occupied: 34.1%
- **Vacancy:**
  - Vacant Units: 6.8%
- **Type of Units:**
  - Single Family: 65.9%
  - Multi-Family: 34.1%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 55%
  - Built 1980 to 1989: 4%
  - Built 1970 to 1979: 2%
  - Built 1960 to 1969: 18%
  - Built 1950 to 1959: 13%
  - Built 1940 to 1949: 4%
  - Built Before 1940: 0%
- **Persons Per Occupied Unit:** 2.8
- **Overcrowded Total:** 8.7%
  - Overcrowded Owners: 7.7%
  - Overcrowded Renters: 10.9%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>0-199</th>
<th>200-299</th>
<th>300-499</th>
<th>500-749</th>
<th>750-999</th>
<th>$1000 or More</th>
<th>No Cash Rent</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>
<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>
<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>
<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>8.7%</td>
<td>10.9%</td>
<td>32.6%</td>
<td>37.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>10.9%</td>
<td>0.0%</td>
<td>32.6%</td>
<td>37.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>32.6%</td>
<td>37.0%</td>
<td>0.0%</td>
<td>8.7%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>