# Fourth Supervisory District
## Strategy Area Designations

<table>
<thead>
<tr>
<th>Community</th>
<th>Level IV</th>
<th>Level III</th>
<th>Level II</th>
<th>Level I</th>
<th>Pages</th>
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<td></td>
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<td>5023.02</td>
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</table>
### Statistical Profile of the Fourth Supervisorial District

#### 2010 Census

<table>
<thead>
<tr>
<th></th>
<th>Strategy Areas</th>
<th>All Unincorporated Areas in the District</th>
<th>Strategy Areas as a % of District's Unincorporated Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>90,533</td>
<td>202,303</td>
<td>44.8%</td>
</tr>
<tr>
<td>Total Low-Income Persons</td>
<td>55,192</td>
<td>90,748</td>
<td>60.8%</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>25,388</td>
<td>64,701</td>
<td>39.2%</td>
</tr>
</tbody>
</table>

#### 2010-2014 American Community Survey 5-Year Estimates

<table>
<thead>
<tr>
<th></th>
<th>Strategy Areas</th>
<th>All Unincorporated Areas in the District</th>
<th>Strategy Areas as a % of District's Unincorporated Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unemployed Persons in Civilian Workforce</td>
<td>44,896</td>
<td>103,646</td>
<td>43.3%</td>
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<tr>
<td>Total Units Built Before 1940</td>
<td>904</td>
<td>1,737</td>
<td>52.0%</td>
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<tr>
<td>Total Units Built Between 1940 and 1949</td>
<td>1,603</td>
<td>3,329</td>
<td>48.2%</td>
</tr>
<tr>
<td>Total Units Built Between 1950 and 1959</td>
<td>8,650</td>
<td>17,268</td>
<td>50.1%</td>
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<tr>
<td>Total Units Built Between 1960 and 1969</td>
<td>5,649</td>
<td>15,800</td>
<td>35.8%</td>
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<tr>
<td>Total Units Built Between 1970 and 1979</td>
<td>4,485</td>
<td>14,333</td>
<td>31.3%</td>
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<tr>
<td>Total Units Built Between 1980 and 1989</td>
<td>2,349</td>
<td>6,961</td>
<td>33.7%</td>
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<tr>
<td>Total Units Built Between 1990 and 1999</td>
<td>1,469</td>
<td>3,289</td>
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<tr>
<td>Total Units Built Between 2000 and 2009</td>
<td>693</td>
<td>2,323</td>
<td>29.8%</td>
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<tr>
<td>Total Units Built 2010 or Later</td>
<td>2</td>
<td>66</td>
<td>3.0%</td>
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<tr>
<td>Overcrowded Housing Units - Total</td>
<td>4,181</td>
<td>6,498</td>
<td>64.3%</td>
</tr>
<tr>
<td>Overcrowded Housing Units - Owners</td>
<td>1,413</td>
<td>2,516</td>
<td>56.2%</td>
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<tr>
<td>Overcrowded Housing Units - Renters</td>
<td>2,768</td>
<td>3,982</td>
<td>69.5%</td>
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</tbody>
</table>
Physical Description
This area is generally comprised of single family units, with an apartment building on 166th Street and Gridley Avenue and newer infill housing. Most of the dwellings were built between 1950 and 1969 with the majority of them needing home repairs and rehabilitation. Streets and sidewalks in this neighborhood are very narrow.
Community Development Needs
About 80% of the housing and apartment buildings need rehabilitation. Some may need improvement or replacement. About 20% of housing is in standard condition.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
Strategy Area: **Unincorporated Cerritos**  
Census Tracts/Block Groups: 5546.00/2  
District: 4

**Demographic Characteristics**

- **Total Population (2010):** 1,066
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 44%
  - White: 19%
  - Black: 10%
  - Asian: 25%
  - Two or More Races: 2%
  - Low- and Moderate-Income Persons: 64.3%
- **Median Income:** $63,750  
  Compare to County Median: 114.1%
- **Education Level (% of Pop):**
  - Less than 9th grade: 16.5%
  - Some High School: 11.4%
  - High school diploma: 24.2%
  - Some college: 26.7%
  - College degree: 17.9%
  - Advance Degree: 2.7%
- **Unemployed:** 9.5%
- **Households Receiving Public Assistance:** 10.9%
- **Persons in Poverty:** 25.7%
- **Persons Disabled:** 11.8%

**Housing Characteristics**

- **Total Units (2010):** 297
- **Occupancy:**
  - Owner Occupied: 57.8%
  - Renter Occupied: 42.2%
- **Vacancy:**
  - Vacant Units: 2.5%
- **Type of Units:**
  - Single Family: 84.7%
  - Multi-Family: 15.3%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
- **Persons Per Occupied Unit:** 4.4
- **Overcrowded Total:**
  - Overcrowded Owners: 3.8%
  - Overcrowded Renters: 36.1%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>
</tbody>
</table>
| $750-999     | 0.0% | 0.0%| 0.0%| 3.1%
| $1000 or More| 0.0%| 2.1%| 42.3%| 52.6%
| No Cash Rent | 0.0% | 0.0%| 0.0%| 0.0%|
Unincorporated Hacienda Heights – Area Overview

**Physical Description**
Unincorporated Hacienda Heights consists of three strategy areas. Unincorporated Hacienda Heights III contains a mix of housing in fair to good condition as well as commercial uses. Some streets are in fair condition. Unincorporated Hacienda Heights II comprises mostly single family residential with some multi-family units in good to standard condition. The commercial in this area, which includes some large strip malls, is also in good to standard condition. Unincorporated Hacienda Heights I is predominantly single family residential but has some multi-family units as well. Most of the housing is in standard condition.

**Community Development Needs**
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some commercial areas would benefit from minor façade improvements.
Physical Description
This portion of Hacienda Heights contains a majority of single family units along with some multi-housing units. Local commercial development is primarily on Hacienda Boulevard and Gale Avenue. There is an apartment complex in standard condition on Turnbull Canyon Road. The commercial found in this area is in good to standard condition. East of Kwis Avenue, a neighborhood of newer infill housing is located and is in good condition. This area consists of a few private streets with pot holes. Housing and streets need major rehabilitation. About 37% of the units are renter-occupied.
Community Development Needs
About 25% of the residential properties in this area need maintenance or minor rehabilitation; 35% need major rehabilitation or replacement. A concentrated program of residential rehabilitation and investment is recommended for the area and specifically between north of Gale Avenue and Clarkgrove Street. Street improvements are also recommended especially for Census Tract 4085.01.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Street Repair
Strategy Area: **Unincorporated Hacienda Heights III**
District: 4

**Demographic Characteristics**

- **Total Population (2010):** 5,054
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 72.9%
  - White: 6.5%
  - Black: 0.6%
  - Two or More Races: 0.4%
  - Asian: 19.5%
  - American Indian: 0.1%
- **Low- and Moderate-income Persons:** 60.0%
- **Median Income:** $62,239
  - Compare to County Median: 111.4%

**Education Level (% of Pop):**
- Less than 9th grade: 22.8%
- Some High School: 10.5%
- High school diploma: 26.3%
- Some college: 22.6%
- College degree: 13.5%
- Advance Degree: 4.3%

**Unemployed:** 8.4%

**Housing Characteristics**

- **Total Units (2010):** 1,218
- **Occupancy:**
  - Owner Occupied: 62.8%
  - Renter Occupied: 37.2%
- **Vacancy:**
  - Vacant Units: 6.9%
- **Type of Units:**
  - Single Family: 90.1%
  - Multi-Family: 9.3%
  - Mobile Homes Boats RV: 0.6%

**Age of Units:**

<table>
<thead>
<tr>
<th>Age</th>
<th>0%</th>
<th>5%</th>
<th>10%</th>
<th>15%</th>
<th>20%</th>
<th>25%</th>
<th>30%</th>
<th>35%</th>
<th>40%</th>
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<tbody>
<tr>
<td>Built 1990 or later</td>
<td>23%</td>
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<tr>
<td>Built 1980 to 1989</td>
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<td>6%</td>
<td></td>
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<td>Built 1970 to 1979</td>
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<td>18%</td>
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<td>Built 1950 to 1959</td>
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<td></td>
<td>6%</td>
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<td></td>
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</tr>
<tr>
<td>Built 1940 to 1949</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>2%</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Built Before 1940</td>
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<td></td>
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<td></td>
<td>0%</td>
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**Persons Per Occupied Unit:** 4.1

**Overcrowded Total:**
- Overcrowded Owners: 11.3%
- Overcrowded Renters: 25.1%

**Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>1.1%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.0%</td>
<td>10.7%</td>
<td>2.2%</td>
<td>4.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>5.4%</td>
<td>4.5%</td>
<td>0.0%</td>
<td>1.6%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>0.0%</td>
<td>17.7%</td>
<td>45.9%</td>
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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.9%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>

IV-12
District 4 - Unincorporated Hacienda Heights II
Level II – Selective Investment

CENSUS TRACT(s)/BLOCK GROUP(s):
4084.01/1, 4086.23/1, 4086.24/1, 4086.30/all:1-2, 4086.31/all:1-3

Physical Description
This area consists of predominantly single family residential with some multi-family units. About 25% of the housing is renter-occupied. The majority of the housing is in good condition but north of the 60 Freeway housing units are in fair condition and need minor to major rehabilitation. There is a mixture of old and new local commercial development primarily on Azusa Avenue, Hacienda Boulevard, and Gale Avenue, all in standard to good condition.
Community Development Needs
Selective investment is needed in certain residential areas for minor home repairs. The housing units north of the 60 Freeway need minor to major rehabilitation. Some businesses could benefit from minor rehabilitation or façade improvements.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Minor commercial façade improvements
Unincorporated Hacienda Heights – Level II - West
Strategy Area: **Unincorporated Hacienda Heights II**
District: 4
Census Tracts/Block Groups: 4084.01/1, 4086.23/1, 4086.24/1, 4086.30/all: 1-2, 4086.31/all: 1-3

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 14,862
- **Race/Ethnicity (% of Pop):**
  - White: 49.6%
  - Hispanic: 11.4%
  - Black: 0.7%
  - Asian: 37.2%
  - Two or More Races: 0.8%
  - American Indian: 0.2%
  - Some Other Race: 0.1%
- **Low- and Moderate-Income Persons:** 52.8%
- **Median Income:** $67,068
  - Compare to County Median: 120.0%
- **Education Level (% of Pop):**
  - Less than 9th grade: 9.6%
  - Some High School: 10.1%
  - High school diploma: 24.0%
  - Some college: 30.5%
  - College degree: 18.4%
  - Advance Degree: 7.4%
- **Unemployed:** 11.0%
- **Households Receiving Public Assistance:**
  - 3.3%
- **Persons in Poverty:** 12.5%
- **Persons Disabled:** 9.0%

### Housing Characteristics

- **Total Units (2010):** 4,343
- **Occupancy:**
  - Owner Occupied: 75.4%
  - Renter Occupied: 24.6%
- **Vacancy:**
  - Vacant Units: 4.4%
- **Type of Units:**
  - Single Family: 89.5%
  - Multi-Family: 10.0%
  - Mobile Homes Boats RV: 0.5%
- **Age of Units:**
  - Built 1990 or later: 2%
  - Built 1980 to 1989: 8%
  - Built 1970 to 1979: 26%
  - Built 1960 to 1969: 24%
  - Built 1950 to 1959: 36%
  - Built 1940 to 1949: 3%
  - Built Before 1940: 1%
- **Persons Per Occupied Unit:** 3.8
- **Overcrowded Total:**
  - Overcrowded Owners: 7.1%
  - Overcrowded Renters: 16.2%
- **Bedrooms by Gross Rent:**
  - None 1 2 3+
  - $0-199 0.0% 0.0% 0.8% 0.0%
  - $200-299 0.0% 0.0% 0.0% 0.0%
  - $300-499 0.6% 0.0% 0.4% 0.0%
  - $500-749 0.0% 0.0% 0.0% 1.6%
  - $750-999 0.0% 2.6% 0.0% 1.6%
  - $1000 or More 1.8% 3.9% 10.9% 71.5%
  - No Cash Rent 0.0% 0.0% 0.0% 4.2%
Physical Description
This well maintained area is predominantly single family and owner-occupied housing in good condition. There are four schools located in this area in good to standard condition.
Community Development Needs
Limited investment is needed in certain residential areas. About 10% of housing units need minor rehabilitation.

Public/Private Investment Opportunities
- Minor housing rehabilitation/home repairs

Single Family Housing

Multi-Family Housing
Unincorporated Hacienda Heights – Level I - West
Strategy Area: **Unincorporated Hacienda Heights I**

**Census Tracts/Block Groups:** 4085.05/2, 4086.28/3

**Designation:** **Level I**

### Demographic Characteristics

- **Total Population (2010):** 2,969
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 32.5%
  - White: 10.9%
  - Asian: 52.0%
  - Native Hawaiian: 3.0%
  - American Indian: 0.6%
  - Black: 0.7%
  - Two or More Races: 0.3%
- **Low- and Moderate-Income Persons:** 62.5%
- **Median Income:** $59,259
  - Compare to County Median: 106.1%
- **Education Level (% of Pop):**
  - Less than 9th grade: 4.2%
  - Some High School: 3.4%
  - High school diploma: 22.5%
  - Some college: 24.8%
  - College degree: 35.0%
  - Advance Degree: 10.0%
- **Unemployed:** 5.7%
- **Households Receiving Public Assistance:** 1.2%
- **Persons in Poverty:** 11.8%
- **Persons Disabled:** 8.2%

### Housing Characteristics

- **Total Units (2010):** 1,175
- **Occupancy:**
  - Owner Occupied: 53.0%
  - Renter Occupied: 47.0%
- **Vacancy:**
  - Vacant Units: 10.7%
- **Type of Units:**
  - Single Family: 56.3%
  - Multi-Family: 43.7%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 42%
  - Built 1980 to 1989: 18%
  - Built 1970 to 1979: 14%
  - Built 1960 to 1969: 10%
  - Built 1950 to 1959: 6%
  - Built 1940 to 1949: 4%
  - Built Before 1940: 2%
- **Persons Per Occupied Unit:** 2.9
- **Overcrowded Total:**
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 1.3%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>1.3%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>3.4%</td>
<td>0.0%</td>
<td>2.1%</td>
</tr>
<tr>
<td>$500-749</td>
<td>1.7%</td>
<td>0.0%</td>
<td>1.3%</td>
<td>2.3%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>9.6%</td>
<td>7.6%</td>
<td>1.1%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>7.3%</td>
<td>22.0%</td>
<td>33.7%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>1.3%</td>
<td>2.5%</td>
<td>2.7%</td>
</tr>
</tbody>
</table>
Physical Description
This hilly area consists of single family, owner-occupied residential units with a few multi-family units scattered throughout the area, all in good to standard condition. This area predominantly consists of a large hospital, convalescent hospital, and medical facilities which are also in good to standard condition.
Community Development Needs
Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repairs are also needed in the area.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial rehabilitation/minor repair
- Street repairs
Strategy Area: **Unincorporated La Rambla**

Census Tracts/Block Groups: 6099.00/all: 1-2

**Designation: Level II**

### Demographic Characteristics

- **Total Population (2010):** 2,034
- **Low- and Moderate-Income Persons:** 51.2%
- **Median Income:** $62,500
  - Compare to County Median: 111.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 16.4%
  - Some High School: 10.5%
  - High school diploma: 37.3%
  - Some college: 18.8%
  - College degree: 11.6%
  - Advance Degree: 5.4%
- **Unemployed:** 14.4%
- **Households Receiving Public Assistance:** 0.9%
- **Persons in Poverty:** 7.3%
- **Persons Disabled:** 11.3%

### Housing Characteristics

- **Total Units (2010):** 663
- **Occupancy:**
  - Owner Occupied: 58.5%
  - Renter Occupied: 41.5%
- **Vacancy:**
  - Vacant Units: 7.2%
- **Type of Units:**
  - Single Family: 67.2%
  - Multi-Family: 32.8%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 9%
  - Built 1980 to 1989: 11%
  - Built 1970 to 1979: 8%
  - Built 1960 to 1969: 11%
  - Built 1950 to 1959: 23%
  - Built 1940 to 1949: 15%
  - Built Before 1940: 23%
- **Persons Per Occupied Unit:** 3.4
- **Overcrowded Total:**
  - Overcrowded Owners: 11.1%
  - Overcrowded Renters: 10.6%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>1.5%</td>
<td>4.6%</td>
<td>5.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>4.9%</td>
<td>2.3%</td>
<td>1.9%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>8.4%</td>
<td>63.1%</td>
<td>8.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

IV-28
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Physical Description
Unincorporated Rowland Heights includes two strategy areas. Unincorporated Rowland Heights III and Rowland Heights II. Unincorporated Rowland Heights III is the southern strategy area and contains a mixture of housing in fair to standard condition. The commercial uses in the area are in standard condition. Unincorporated Hacienda Heights II is the northern strategy area that runs along Highway 60 and has a variety of housing types, including a mobile home park in standard condition. There are also commercial and heavy industrial uses in this area in standard condition. However, a few of the commercial lots are vacant.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are a few commercial lots that are vacant and need new tenants.
**Physical Description**

This strategy area contains a mixture of single family and multi-family housing all in fair to standard condition. Commercial in standard condition exists along Colima Road, Fullerton Road, and Nogales Street.
Community Development Needs
Intensive investment, specifically residential rehabilitation, is needed in some parts of the area. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition. Some graffiti removal is needed around apartment buildings and commercial strips.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Graffiti removal

Commercial Businesses
Strategy Area: **Unincorporated Rowland Heights III**

Census Tracts/Block Groups: 4087.04/all: 1, 4087.23/all: 1, 4087.24/all: 1-2

**Designation: Level III**

### Demographic Characteristics

- **Total Population (2010):** 11,342
- **Low- and Moderate-Income Persons:** 68.5%
- **Median Income:** $43,423
  - Compare to County Median: 77.7%
- **Education Level (% of Pop):**
  - Less than 9th grade: 12.5%
  - Some High School: 10.2%
  - High school diploma: 28.1%
  - Some college: 27.5%
  - College degree: 17.7%
  - Advance Degree: 4.0%
- **Unemployed:** 6.3%

### Housing Characteristics

- **Total Units (2010):** 3,418
- **Occupancy:**
  - Owner Occupied: 39.2%
  - Renter Occupied: 60.8%
- **Vacancy:**
  - Vacant Units: 3.2%
- **Type of Units:**
  - Single Family: 46.6%
  - Multi-Family: 52.9%
  - Mobile Homes Boats RV: 0.5%
- **Age of Units:**
- **Persons Per Occupied Unit:** 3.5
- **Overcrowded Total:** 20.4%
  - Overcrowded Owners: 6.1%
  - Overcrowded Renters: 29.6%

#### Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Range</th>
<th>None</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>1.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.3%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>4.6%</td>
<td>0.5%</td>
<td>0.8%</td>
</tr>
<tr>
<td>$500-749</td>
<td>1.2%</td>
<td>2.9%</td>
<td>0.5%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>2.2%</td>
<td>4.4%</td>
<td>2.7%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>5.3%</td>
<td>13.7%</td>
<td>43.1%</td>
<td>14.2%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.5%</td>
<td>0.0%</td>
<td>1.7%</td>
</tr>
</tbody>
</table>
Physical Description
The northerly portion of this strategy area contains light and heavy industry, heavy equipment rental, storage facility, and scrap metal yards. The larger southerly portion of this area is comprised of apartments in the northwest quadrant and single family dwellings with a park, schools, and churches throughout the remaining area. Colima Road and Nogales Street is bordered by commercial development in standard condition. Newer commercial development is located along Gale Avenue and Fullerton Road with limited investment needed. This area also contains a few vacant commercial lots that can be used to enhance the area with new business opportunities. Major housing rehabilitation is needed in a portion of Census Tract 4082.11. A mobile home park is also located in this area and is in standard condition.
Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements. Most of the units are in standard condition, but certain areas exhibit signs of deferred maintenance. The apartments and commercial development generally appear to be in standard condition.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial investment opportunity
Commercial Businesses

Heavy and Light Industrial

Vacant Commercial Properties
Strategy Area: **Unincorporated Rowland Heights II**

Census Tracts/Block Groups: 4082.11/all: 1-3, 4082.12/all: 1-2

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 5,728
- **Race/Ethnicity (% of Pop):**
  - Asian: 51.7%
  - White: 12.0%
  - Two or More Races: 1.0%
  - Black: 0.1%
  - American Indian: 0.2%
  - Some Other Race: 0.2%
  - Hispanic: 34.8%
- **Low- and Moderate-Income Persons:** 59.1%
- **Median Income:** $51,133
  - Compare to County Median: 91.5%
- **Education Level (% of Pop):**
  - Less than 9th grade: 12.3%
  - Some High School: 8.4%
  - High school diploma: 22.7%
  - Some college: 29.6%
  - College degree: 21.5%
  - Advance Degree: 5.3%
- **Unemployed:** 6.5%
- **Households Receiving Public Assistance:** 6.8%
- **Persons in Poverty:** 19.3%
- **Persons Disabled:** 7.9%

### Housing Characteristics

- **Total Units (2010):** 1,741
- **Occupancy:**
  - Owner Occupied: 59.6%
  - Renter Occupied: 40.4%
- **Vacancy:**
  - Vacant Units: 5.2%
- **Type of Units:**
  - Single Family: 54.9%
  - Multi-Family: 23.6%
  - Mobile Homes Boats RV: 21.2%
- **Age of Units:**
  - Built 1990 or later: 44%
  - Built 1980 to 1989: 11%
  - Built 1970 to 1979: 7%
  - Built 1960 to 1969: 21%
  - Built 1950 to 1959: 15%
  - Built 1940 to 1949: 1%
  - Built Before 1940: 1%
- **Persons Per Occupied Unit:** 3.7
- **Overcrowded Total:** 15.6%
  - Overcrowded Owners: 7.1%
  - Overcrowded Renters: 28.2%

### Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>0.4%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.3%</td>
<td>2.1%</td>
</tr>
<tr>
<td>$750-999</td>
<td>2.1%</td>
<td>0.0%</td>
<td>1.5%</td>
<td>6.5%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>13.0%</td>
<td>13.9%</td>
<td>21.3%</td>
<td>27.6%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.5%</td>
<td>7.5%</td>
</tr>
</tbody>
</table>
Unincorporated South Whittier - Overview

Physical Description
Unincorporated South Whittier includes two strategy areas. Unincorporated South Whittier III and South Whittier II. Unincorporated South Whittier III is the western strategy area and contains a variety of housing, with the multi-family units in the most need of attention. The commercial include an undesirable mix of uses in need of intensive investment. Graffiti is also prevalent in the area. Unincorporated South Whittier II is the eastern strategy area and contains single family housing in good to standard condition. There are some apartments in the area that are in need of major rehabilitation. The commercial in the area is in good condition with the exception of a few older uses that could benefit from exterior improvements.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. There are pockets of commercial that can benefit from either intensive investment or minor façade improvements.
Physical Description
This area encompasses two Census Tracts. The northerly Census Tract (5029.02) consists of single family housing in fair condition. The center of the strategy area includes two schools and is bordered by multi-family housing in fair condition. Commercial and industrial uses are along Carmenita and Telegraph Roads which are in standard condition. Between Telegraph Road and Florence Avenue, an undesirable mix of auto-related commercial, small industry, pallet yards are mixed in with single and multi-family residential. This area also includes the South Whittier Community Resource Center and Sunshine Terrace Senior Center in standard condition. Graffiti is found in isolated areas.
Single Family Housing

Multi-Family Housing
Community Development Needs

Intensive investment is needed to rehabilitate residential and commercial properties. Apartment units in this area need major rehabilitation. Graffiti abatement efforts are needed in isolated areas.

Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial and industrial revitalization
- Graffiti removal
Strategy Area: **Unincorporated South Whittier III**

Census Tracts/Block Groups: 5029.02/all: 1-3, 5030.00/all: 1-3

**Designation:** Level III

### Demographic Characteristics

**Total Population (2010):** 7,544

**Race/Ethnicity (% of Pop):**
- Hispanic: 92.0%
- White: 4.9%
- Asian: 2.1%
- Two or More Races: 0.8%
- Black: 0.1%
- Some Other Race: 0.1%

**Low- and Moderate-Income Persons:** 66.8%

**Median Income:** $47,821

**Compare to County Median:** 85.6%

**Education Level (% of Pop):**
- Less than 9th grade: 24.0%
- Some High School: 17.5%
- High school diploma: 26.2%
- Some college: 23.5%
- College degree: 6.1%
- Advance Degree: 2.2%

**Unemployed:** 10.2%

**Households Receiving Public Assistance:** 5.5%

**Persons in Poverty:** 26.2%

**Persons Disabled:** 11.1%

### Housing Characteristics

**Total Units (2010):** 1,640

**Occupancy:**
- Owner Occupied: 46.5%
- Renter Occupied: 53.5%

**Vacancy:**
- Vacant Units: 1.8%

**Type of Units:**
- Single Family: 87.2%
- Multi-Family: 12.8%
- Mobile Homes Boats RV: 0.0%

**Age of Units:**

<table>
<thead>
<tr>
<th>Year Built</th>
<th>0%</th>
<th>5%</th>
<th>10%</th>
<th>15%</th>
<th>20%</th>
<th>25%</th>
<th>30%</th>
<th>35%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built 1990 or later</td>
<td>15%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built 1980 to 1989</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built 1970 to 1979</td>
<td>7%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built 1960 to 1969</td>
<td>14%</td>
<td>14%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built 1950 to 1959</td>
<td>31%</td>
<td>31%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built 1940 to 1949</td>
<td>11%</td>
<td>11%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Before 1940</td>
<td>12%</td>
<td>12%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Persons Per Occupied Unit:** 4.5

**Overcrowded Total:** 27.1%
- Overcrowded Owners: 19.4%
- Overcrowded Renters: 33.9%

**Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</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>0.2%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.5%</td>
<td>0.0%</td>
<td>0.7%</td>
</tr>
<tr>
<td>$300-499</td>
<td>3.9%</td>
<td>0.7%</td>
<td>1.1%</td>
<td>0.1%</td>
</tr>
<tr>
<td>$500-749</td>
<td>1.1%</td>
<td>0.9%</td>
<td>1.0%</td>
<td>4.4%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.3%</td>
<td>2.4%</td>
<td>4.4%</td>
<td>2.5%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>1.1%</td>
<td>0.0%</td>
<td>44.8%</td>
<td>28.4%</td>
</tr>
</tbody>
</table>

**No Cash Rent:** 0.0%
Physical Description
This strategy area contains predominately single family housing in good condition. Owners have pride in ownership. On Ben Hur Avenue in Census Tract 5032.02, there are apartment buildings that need major rehabilitation. Newer and older commercial uses along Telegraph Road, Leffingwell Road, Lambert Road, Colima Road, and Imperial Highway are in standard condition. Census Tracts 5031.05 and 5031.06 consist of hilly areas and fairly well-maintained single family homes on large lots. There are pockets of less well-maintained units, as well as several new homes in the southeast quadrant. In Census Tracts 5031.03 and 5031.04, the housing units are in standard condition with large lots. Candlewood Country Club is located in this area and is in standard condition. Commercial businesses and mixed housing units in standard condition are located along Carmenita Road.
Single Family Housing

Multi-Family Housing
**Community Development Needs**
Selective investment is needed to rehabilitate residential properties. The commercial development is generally in good condition, although some older businesses could benefit from façade improvements and new signage. Some streets in this area can use repaving, especially south of Leffingwell Road.

**Public/Private Investment Opportunities**
- Residential rehabilitation/minor home repairs
- Minor commercial façade improvements
- Street improvements
Strategy Area: **Unincorporated South Whittier II**  
District: 4

Census Tracts/Block Groups:  
5031.03/all: 1-4, 5031.04/all: 1-2, 5031.05/all: 1-2, 5031.06/2,3, 5032.02/3, 5033.02/all: 1-3, 5035.01/3

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 24,656  
- **Race/Ethnicity (% of Pop):**  
  - Hispanic: 76.9%  
  - White: 16.7%  
  - Asian: 3.2%  
  - Two or More Races: 2.0%  
  - American Indian: 0.6%  
  - Black: 0.5%  
  - Some Other Race: 0.1%  
  - Some: 0.0%  
- **Low- and Moderate-Income Persons:** 62.0%

- **Median Income:** $61,917  
  - Compare to County Median: 110.8%

- **Education Level (% of Pop):**  
  - Less than 9th grade: 14.0%  
  - Some High School: 12.7%  
  - High school diploma: 28.1%  
  - Some college: 29.4%  
  - College degree: 10.7%  
  - Advance Degree: 5.0%

- **Unemployed:** 8.9%

- **Households Receiving Public Assistance:** 6.4%

- **Persons in Poverty:** 14.9%

- **Persons Disabled:** 8.1%

### Housing Characteristics

- **Total Units (2010):** 6,826

- **Occupancy:**  
  - Owner Occupied: 59.3%  
  - Renter Occupied: 40.7%

- **Vacancy:**  
  - Vacant Units: 4.4%

- **Type of Units:**  
  - Single Family: 69.4%  
  - Multi-Family: 30.1%  
  - Mobile Homes Boats RV: 0.5%

- **Age of Units:**  
  - Built 1990 or later: 8%  
  - Built 1980 to 1989: 10%  
  - Built 1970 to 1979: 8%  
  - Built 1960 to 1969: 20%  
  - Built 1950 to 1959: 26%  
  - Built 1940 to 1949: 5%  
  - Built Before 1940: 2%

- **Persons Per Occupied Unit:** 3.8

- **Overcrowded Total:** 21.5%
  - Overcrowded Owners: 10.3%
  - Overcrowded Renters: 37.8%

- **Bedrooms by Gross Rent:**  
  - None: 0.0%  
  - 1: 0.0%  
  - 2: 0.0%  
  - 3+: 0.0%  
  - $0-199: 0.0%  
  - $200-299: 0.0%  
  - $300-499: 0.3%  
  - $500-749: 1.5%  
  - $750-999: 5.3%  
  - $1000 or More: 18.7%  
  - No Cash Rent: 0.0%
Physical Description
About 69% of the units in this largely single family residential area are owner-occupied, and 16.5% of the households are overcrowded. Portions of Census Tracts 5010.02 and 5010.01 are included in this Strategy Area which also contain a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to and heavily affected by 605 Freeway noise. The portion of Census Tract 5023.02 contains local and auto-related commercial and small industry along Norwalk Boulevard. There is a total of three mobile home parks in this area that belong to Census Tracts 5021.00 and 5022.00 which are in good to standard condition.
Single Family Housing
**Community Development Needs**
A majority of the homes in Census Tract 5010.01 are in standard condition, but at least 30% need some level of rehabilitation or major repair. The housing found in the mobile home parks need minor rehabilitation. Some streets in this area also need minor repair or improvement.

**Public/Private Investment Opportunities**
- Housing rehabilitation/minor home repairs
- Street repair
Strategy Area: **Unincorporated West Whittier/Los Nietos**  
District: **4**

Census Tracts/Block Groups:  
5010.01/all: 1-3, 5010.02/1, 5021.00/all: 1-3, 5022.00/1,4,5, 5022.00/1,4,5, 5023.01/all: 1-5, 5023.02/all: 1

Designation:  
**Level II**

### Demographic Characteristics

**Total Population (2010):** 15,278  
**Race/Ethnicity (% of Pop):**

- Hispanic: 89.8%
- White: 7.6%
- Asian: 1.4%
- American Indian: 0.7%
- Black: 0.3%
- Native Hawaiian: 0.1%
- Two or More Races: 0.1%

**Low- and Moderate-Income Persons:** 60.5%

**Median Income:** $57,946  
**Compare to County Median:** 103.7%

**Education Level (% of Pop):**

- Less than 9th grade: 18.2%
- Some High School: 16.9%
- High school diploma: 31.2%
- Some college: 23.8%
- College degree: 6.7%
- Advance Degree: 2.7%

**Unemployed:** 12.1%

**Households Receiving Public Assistance:** 5.1%

**Persons in Poverty:** 12.4%

**Persons Disabled:** 12.1%

### Housing Characteristics

**Total Units (2010):** 4,067  
**Occupancy:**

- Owner Occupied: 68.7%
- Renter Occupied: 31.3%

**Vacancy:**

- Vacant Units: 6.1%

**Type of Units:**

- Single Family: 77.8%
- Multi-Family: 16.5%
- Mobile Homes Boats RV: 5.7%

**Age of Units:**

- Built 1990 or later: 45%
- Built 1980 to 1989: 18%
- Built 1970 to 1979: 17%
- Built 1960 to 1969: 16%
- Built 1950 to 1959: 13%
- Built 1940 to 1949: 13%
- Built Before 1940: 4%

**Persons Per Occupied Unit:** 4.1

**Overcrowded Total:** 16.5%

- Overcrowded Owners: 13.1%
- Overcrowded Renters: 24.2%

**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>$0-199</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>$200-299</td>
<td>1.2</td>
<td>1.1</td>
<td>0.2</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0</td>
<td>2.3</td>
<td>1.0</td>
</tr>
<tr>
<td>$500-749</td>
<td>2.3</td>
<td>0.0</td>
<td>0.8</td>
</tr>
<tr>
<td>$750-999</td>
<td>2.0</td>
<td>8.3</td>
<td>3.1</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>1.4</td>
<td>8.5</td>
<td>33.3</td>
</tr>
</tbody>
</table>

**No Cash Rent:** 0.0%