Physical Description
This hilly area is largely a single family, owner-occupied residential area. The homes are in good to standard condition. A public school comprises the northerly portion of the area. There are a few sidewalks, curbs, and gutters within the area. The commercial uses along Foothill Boulevard are in good condition.
Community Development Needs
Selective investment is needed in certain residential areas for minor home repairs. Street repairs are also needed in the area.

Commercial Businesses

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street repair
Strategy Area: **Unincorporated La Crescenta/Montrose**  
District: **5**  
Census Tracts/Block Groups: **3005.01/2**

**Demographic Characteristics**

- **Total Population (2010):** 584
- **Race/Ethnicity (% of Pop):**
  - White: 42.4%
  - Asian: 47.3%
  - Hispanic: 5.1%
  - American Indian: 3.5%
  - Two or More Races: 1.7%
- **Low- and Moderate-Income Persons:** 61.0%
- **Median Income:** $140,729
  - Compare to County Median: 251.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 6.3%
  - Some High School: 4.8%
  - High school diploma: 26.2%
  - Some college: 19.7%
  - College degree: 27.3%
  - Advance Degree: 15.7%
- **Unemployed:** 5.9%
- **Households Receiving Public Assistance:** 13.6%
- **Persons in Poverty:** 9.8%
- **Persons Disabled:** 5.0%

**Housing Characteristics**

- **Total Units (2010):** 216
- **Occupancy:**
  - Owner Occupied: 59.6%
  - Renter Occupied: 40.4%
- **Vacancy:**
  - Vacant Units: 0.0%
- **Type of Units:**
  - Single Family: 91.5%
  - Multi-Family: 8.5%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Median Income: $140,729
    - Compare to County Median: 251.9%
- **Persons Per Occupied Unit:** 3.6
- **Overcrowded Total:** 9.9%
  - Overcrowded Owners: 8.7%
  - Overcrowded Renters: 11.6%
- **Bedrooms by Gross Rent:**
  - **None:**
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.0%
    - $750-999: 0.0%
    - $1000 or More: 0.0%
  - **1:**
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.0%
    - $750-999: 11.6%
    - $1000 or More: 50.0%
  - **2:**
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.0%
    - $750-999: 0.0%
    - $1000 or More: 38.4%
  - **3+**
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.0%
    - $750-999: 0.0%
    - $1000 or More: 0.0%
  - **No Cash Rent:**
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.0%
    - $750-999: 0.0%
    - $1000 or More: 0.0%

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