**Physical Description**

This area consists of predominantly industrial and commercial all in standard condition located along Redondo Beach Boulevard, Broadway Street, and Main Street. The majority of the housing is found in the southeast area. The housing consists of single family, owner-occupied residential homes which are in standard condition. Most of the dwellings were built between 1950 and 1969. Owners have pride in ownership. Streets are in fair condition, with some needing repair.
Community Development Needs
Selective investment is needed in this area. Residential dwellings need minor repair. Street repairs are also needed.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street repairs
Strategy Area: **Unincorporated Rosewood/East Gardena**
District: 2
Census Tracts/Block Groups: 5410.01/all: 1

**Demographic Characteristics**

- **Total Population (2010):** 1,164
- **Race/Ethnicity (% of Pop):**
  - White: 2.5%
  - Black: 40.6%
  - Hispanic: 40.8%
  - Asian: 12.6%
  - Two or More Races: 3.5%
- **Low- and Moderate-Income Persons:** 59.5%
- **Median Income:** $36,806
  - Compare to County Median: 65.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 14.0%
  - Some High School: 21.5%
  - High school diploma: 25.7%
  - Some college: 23.8%
  - College degree: 12.9%
  - Advanced Degree: 2.0%
- **Unemployed:** 19.0%
- **Households Receiving Public Assistance:** 1.7%
- **Persons in Poverty:** 18.9%
- **Persons Disabled:** 15.7%

**Housing Characteristics**

- **Total Units (2010):** 354
- **Occupancy:**
  - Owner Occupied: 86.8%
  - Renter Occupied: 13.2%
- **Vacancy:**
  - Vacant Units: 16.1%
- **Type of Units:**
  - Single Family: 96.1%
  - Multi-Family: 0.0%
  - Mobile Homes Boats RV: 3.9%
- **Age of Units:**
  - Built 1990 or later: 39%
  - Built 1980 to 1989: 14%
  - Built 1970 to 1979: 3%
  - Built 1960 to 1969: 28%
  - Built 1950 to 1959: 11%
  - Built 1940 to 1949: 3%
  - Built Before 1940: 3%
- **Persons Per Occupied Unit:** 3.6
- **Overcrowded Total:**
  - Overcrowded Owners: 11.1%
  - Overcrowded Renters: 15.0%
- **Bedrooms by Gross Rent:**
  - $0-199: 0.0%
  - $200-299: 0.0%
  - $300-499: 0.0%
  - $500-749: 5.0%
  - $750-999: 0.0%
  - $1000 or More: 35.0%
  - No Cash Rent: 0.0%