District 2 - Unincorporated Rosewood/
West Rancho Dominguez
Level II - Selective Investment
CENSUS TRACT/BLOCK GROUP(s): 5411.00/all: 1-3

Physical Description
This area is split between single family residential and industrial and commercial uses. The dwellings tend to be very small, situated on narrow lots. San Pedro Street is lined with newer light industry. Avalon Boulevard is a mix of commercial, small industrial, large storage, and auto recycling uses. Rosecrans Avenue is lined by residences, with commercial uses at the major streets. Redondo Beach and Compton Boulevards are industrial to the west and residential to the east. There is one vacant lot on Redondo Beach Boulevard and two vacant parcels on Stanford Avenue. Graffiti is evident in isolated areas.
Community Development Needs
On the west side of this area, about 25% of the dwellings need major rehabilitation. Graffiti removal is needed in spot locations. A number of the residential and non-residential properties need minor improvements. Streets and driveways in this area need major repair.
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Commercial and industrial revitalization and development
- Development of vacant or under-utilized residential, commercial and industrial parcels
- Graffiti abatement

Single Family Housing
Strategy Area: **Unincorporated Rosewood/West Rancho Dominguez**

Census Tracts/Block Groups: 5411.00/all: 1-3

**District:** 2

**Designation:** Level II

**Demographic Characteristics**

- **Total Population (2010):** 2,716
- **Race/Ethnicity (% of Pop):**
  - Black: 53.8%
  - Hispanic: 40.3%
  - Asian: 3.1%
  - White: 1.5%
  - Two or More Races: 1.3%
- **Low- and Moderate-Income Persons:** 63.3%
- **Median Income:** $42,896
  - Compare to County Median: 76.8%
- **Education Level (% of Pop):**
  - Less than 9th grade: 21.1%
  - Some High School: 10.7%
  - High school diploma: 18.4%
  - Some college: 42.4%
  - College degree: 6.8%
  - Advance Degree: 0.0%
- **Unemployed:** 20.5%
- **Households Receiving Public Assistance:** 2.7%
- **Persons in Poverty:** 18.0%
- **Persons Disabled:** 16.6%

**Housing Characteristics**

- **Total Units (2010):** 746
- **Occupancy:**
  - Owner Occupied: 57.4%
  - Renter Occupied: 42.6%
- **Vacancy:**
  - Vacant Units: 7.1%
- **Type of Units:**
  - Single Family: 71.0%
  - Multi-Family: 20.8%
  - Mobile Homes Boats RV: 8.2%
- **Age of Units:**
  - Built 1990 or later: 6%
  - Built 1980 to 1989: 6%
  - Built 1970 to 1979: 9%
  - Built 1960 to 1969: 19%
  - Built 1950 to 1959: 26%
  - Built 1940 to 1949: 31%
  - Built Before 1940: 3%
- **Persons Per Occupied Unit:** 3.2
- **Overcrowded Total:** 13.2%
  - Overcrowded Owners: 13.1%
  - Overcrowded Renters: 13.5%
- **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>0.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>0.6%</td>
<td>1.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.0%</td>
<td>3.8%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>1.6%</td>
<td>1.6%</td>
<td>13.5%</td>
<td>11.5%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>2.9%</td>
<td>26.0%</td>
<td>22.8%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.6%</td>
<td>8.3%</td>
</tr>
</tbody>
</table>