District 1 – Unincorporated South San Gabriel
Level II – Selective Investment
CENSUS TRACT/BLOCK GROUP: 4825.21/2

Physical Description
This is a predominantly single family residential area with many of the housing units in standard to good condition. There is evidence that some residential properties have been replaced with newer and larger in-fill housing and other properties. There is an apartment complex located at the intersection of Hill Drive and San Gabriel Boulevard in good condition and a townhouse community located at the intersection of Potrero Grande Drive and San Gabriel Boulevard also in good condition. Small commercial and office uses exist along San Gabriel Boulevard and Potrero Grande Drive that are in need of minor rehabilitation.
Selective investment is needed in specific areas to encourage private property improvements. About 10% of the homes require major rehabilitation, and 20% require minor rehabilitation. Site-specific commercial rehabilitation is needed. There is a heavy flow of traffic on the 8100 block of Lake Knoll Drive. This street needs major improvement.
Strategy Area: **Unincorporated South San Gabriel**

Census Tracts/Block Groups: 4825.21/2

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 744
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 39.6%
  - White: 9.6%
  - Asian: 46.0%
  - Black: 4.7%
  - Two or More Races: 0.1%
- **Low- and Moderate-Income Persons:** 59.4%
- **Median Income:** $64,750
  - Compare to County Median: 115.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 12.5%
  - Some High School: 7.8%
  - High school diploma: 18.7%
  - Some college: 28.3%
  - College degree: 17.5%
  - Advance Degree: 14.3%
- **Unemployed:** 22.2%

### Housing Characteristics

- **Total Units (2010):** 203
- **Occupancy:**
  - Owner Occupied: 56.9%
  - Renter Occupied: 43.1%
- **Vacancy:**
  - Vacant Units: 14.0%
- **Type of Units:**
  - Single Family: 71.2%
  - Multi-Family: 28.8%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 38%
  - Built 1980 to 1989: 19%
  - Built 1970 to 1979: 14%
  - Built 1960 to 1969: 7%
  - Built 1950 to 1959: 3%
  - Built 1940 to 1949: 15%
  - Built Before 1940: 15%
- **Persons Per Occupied Unit:** 3.9
- **Overcrowded Total:** 17.3%
  - Overcrowded Owners: 8.0%
  - Overcrowded Renters: 29.4%

### 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>3.5%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>5.9%</td>
<td>20.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>5.9%</td>
<td>43.5%</td>
<td>18.8%</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>