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

Unincorporated South Whittier III
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:**
  - Built 1990 or later: 15%
  - Built 1980 to 1989: 10%
  - Built 1970 to 1979: 7%
  - Built 1960 to 1969: 14%
  - Built 1950 to 1959: 31%
  - Built 1940 to 1949: 11%
  - Built Before 1940: 12%
- **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 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>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>
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<td>$300-499</td>
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<td>0.7%</td>
<td>1.1%</td>
<td>0.1%</td>
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<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>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.1%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>
District 4 – Unincorporated South Whittier II
Level II – Selective Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 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

**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%
  - Black: 0.6%
  - Some Other Race: 0.1%
  - Asian: 3.2%
  - American Indian: 2.0%
- **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: 47%
  - Built 1940 to 1949: 5%
  - Built Before 1940: 2%
- **Persons Per Occupied Unit:** 3.8
- **Overcrowded Total:**
  - Overcrowded Owners: 10.3%
  - Overcrowded Renters: 37.8%
- **Bedrooms by Gross Rent:**
  - None
    - $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%
  - 1
    - No Cash Rent: 0.0%
  - 2
    - None: 0.0%
    - $0-199: 0.7%
    - $200-299: 0.0%
    - $300-499: 0.0%
    - $500-749: 0.7%
    - $750-999: 1.3%
    - $1000 or More: 27.4%
  - 3+
    - $0-199: 0.0%
    - $200-299: 0.0%
    - $300-499: 0.4%
    - $500-749: 1.9%
    - $750-999: 2.4%
    - $1000 or More: 21.0%
  - No Cash Rent: 0.0%