**Physical Description**

This area contains a majority of unique single family homes, with multiple units mixed in as duplexes along interior streets and apartments along major thoroughfares. About 52% of the residential units are renter-occupied, and more than 83% are over 50 years old. About 32% of the households are considered overcrowded. Second units created without permits are common. Newer mini-malls and rehabilitated older structures are located along Pacific Boulevard, Florence Avenue, and Seville Avenue. Graffiti is evident in isolated areas. Commercial uses and apartments are found on State Street and are in standard condition. This area also contains a few vacant lots.
Community Development Needs
Selected residential properties could benefit from rehabilitation assistance. About 20% of housing needs major rehabilitation. Continued revitalization and façade improvements of the commercial areas is needed, as well as new signage, specifically along Pacific Boulevard, Florence Avenue, and Seville Avenue. Street improvements are needed specifically on Seville Avenue and Hope Street. Graffiti is evident in isolated areas. Some of the streets need repair in this area.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Business revitalization and signage
- Graffiti removal
- Street repair
Strategy Area: **Unincorporated Walnut Park**  
District: **1**

Census Tracts/Block Groups: 5347.00/all: 1, 5348.02/all: 1-2, 5348.03/all: 1-2, 5348.04/all: 1-2

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 15,966
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 97.4%
  - White: 1.4%
  - Asian: 0.5%
  - Native Hawaiian: 0.1%
  - American Indian: 0.3%
  - Two or More Races: 0.3%
- **Low- and Moderate-Income Persons:** 76.2%
- **Median Income:** $40,841  
  Compare to County Median: 73.1%
- **Education Level (% of Pop):**
  - Less than 9th grade: 35.3%
  - Some High School: 19.7%
  - High school diploma: 22.4%
  - Some college: 17.4%
  - College degree: 3.6%
  - Advance Degree: 1.5%
- **Unemployed:** 13.8%
- **Households Receiving Public Assistance:** 7.1%
- **Persons in Poverty:** 22.3%
- **Persons Disabled:** 10.0%
- **Persons in Poverty:** 22.3%
- **Persons Disabled:** 10.0%

### Housing Characteristics

- **Total Units (2010):** 3,744
- **Occupancy:**
  - Owner Occupied: 48.5%
  - Renter Occupied: 51.5%
- **Vacancy:**
  - Vacant Units: 3.8%
- **Type of Units:**
  - Single Family: 79.5%
  - Multi-Family: 19.9%
  - Mobile Homes Boats RV: 0.6%
- **Age of Units:**
  - Built 1990 or later: 33%
  - Built 1980 to 1989: 3%
  - Built 1970 to 1979: 5%
  - Built 1960 to 1969: 6%
  - Built 1950 to 1959: 15%
  - Built 1940 to 1949: 25%
  - Built Before 1940: 43%
- **Persons Per Occupied Unit:** 4.4
- **Overcrowded Total:** 31.7%
  - Overcrowded Owners: 24.3%
  - Overcrowded Renters: 38.6%

### Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Range</th>
<th>0-199</th>
<th>200-299</th>
<th>300-499</th>
<th>500-749</th>
<th>750-999</th>
<th>$1000 or More</th>
<th>No Cash Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.0%</td>
<td>0.3%</td>
<td>2.2%</td>
<td>5.1%</td>
<td>0.0%</td>
<td>1.6%</td>
<td>0.6%</td>
</tr>
<tr>
<td></td>
<td>0.0%</td>
<td>0.3%</td>
<td>0.7%</td>
<td>3.5%</td>
<td>20.3%</td>
<td>6.5%</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td>0.5%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.2%</td>
<td>11.8%</td>
<td>20.4%</td>
<td>1.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0.4%</td>
<td>0.0%</td>
<td>1.1%</td>
<td>0.0%</td>
<td>20.8%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

---

I-79