Physical Description
These two Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the dwelling units have single-car garages all in fair condition. Many of the units need major rehabilitation. The majority of the housing was built between 1950-1959. Graffiti is also evident throughout the area.
Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Graffiti abatement
- Street repairs

Community Development Needs
This area needs intensive investment to improve the overall quality of the housing stock. About 50% of the dwelling units appear to require some level of rehabilitation and maintenance. Graffiti removal is needed in this area. Streets need improvement.
Strategy Area: **Unincorporated West Valinda/West Puente Valley**

Census Tracts/Block Groups: 4070.02/all: 1-2, 4073.02/all: 1-3

District: **1**

Designation: **Level III**

### Demographic Characteristics

**Total Population (2010):** 4,842

**Race/Ethnicity (% of Pop):**
- Hispanic: 81.0%
- White: 6.6%
- Black: 2.8%
- Two or More Races: 1.0%
- Native Hawaiian: 0.2%
- Asian: 7.8%
- American Indian: 0.6%

**Low- and Moderate-Income Persons:** 61.0%

**Median Income:** $59,626

**Compare to County Median:** 106.7%

**Education Level (% of Pop):**
- Less than 9th grade: 19.5%
- Some High School: 16.2%
- High school diploma: 36.1%
- Some college: 19.6%
- College degree: 5.9%
- Advance Degree: 2.4%

**Unemployed:** 16.1%

**Households Receiving Public Assistance:** 6.2%

**Persons in Poverty:** 13.8%

**Persons Disabled:** 11.0%

### Housing Characteristics

**Total Units (2010):** 1,012

**Occupancy:**
- Owner Occupied: 79.4%
- Renter Occupied: 20.6%

**Vacancy:**
- Vacant Units: 3.0%

**Type of Units:**
- Single Family: 99.3%
- Multi-Family: 0.7%
- Mobile Homes Boats RV: 0.0%

**Age of Units:**
- Built 1990 or later: 1%
- Built 1980 to 1989: 3%
- Built 1970 to 1979: 2%
- Built 1960 to 1969: 15%
- Built 1950 to 1959: 74%
- Built 1940 to 1949: 4%
- Built Before 1940: 1%

**Persons Per Occupied Unit:** 5.3

**Overcrowded Total:** 20.3%
- Overcrowded Owners: 22.9%
- Overcrowded Renters: 10.5%

**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>0.0%</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>2.0%</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>0.0%</td>
<td>0.5%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>0.0%</td>
<td>3.0%</td>
<td>81.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>2.0%</td>
<td>0.0%</td>
<td>2.5%</td>
<td>7.5%</td>
</tr>
</tbody>
</table>