Physical Description
About 69% of the units in this largely single family residential area are owner-occupied, and 16.5% of the households are overcrowded. Portions of Census Tracts 5010.02 and 5010.01 are included in this Strategy Area which also contain a school and apartments along Norwalk Boulevard. The west side of this tract is adjacent to and heavily affected by 605 Freeway noise. The portion of Census Tract 5023.02 contains local and auto-related commercial and small industry along Norwalk Boulevard. There is a total of three mobile home parks in this area that belong to Census Tracts 5021.00 and 5022.00 which are in good to standard condition.
Single Family Housing
Community Development Needs
A majority of the homes in Census Tract 5010.01 are in standard condition, but at least 30% need some level of rehabilitation or major repair. The housing found in the mobile home parks need minor rehabilitation. Some streets in this area also need minor repair or improvement.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street repair
Strategy Area: **Unincorporated West Whittier/Los Nietos**  
District: 4

Census Tracts/Block Groups: 5010.01/all: 1-3, 5010.02/1, 5021.00/all: 1-3, 5022.00/1,4,5, 5022.00/1,4,5, 5023.01/all: 1-5, 5023.02/all: 1

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 15,278
- **Low- and Moderate-Income Persons:** 60.5%
- **Median Income:** $57,946  
  Compare to County Median 103.7%
- **Education Level (% of Pop):**
  - Less than 9th grade: 18.2%
  - Some High School: 16.9%
  - High school diploma: 31.2%
  - Some college: 23.8%
  - College degree: 6.7%
  - Advance Degree: 2.7%
- **Unemployed:** 12.1%
- **Households Receiving Public Assistance:** 5.1%
- **Persons in Poverty:** 12.4%
- **Persons Disabled:** 12.1%

### Housing Characteristics

- **Total Units (2010):** 4,067
- **Vacancy:**
  - Vacant Units 6.1%
- **Type of Units:**
  - Single Family 77.8%
  - Multi-Family 16.5%
  - Mobile Homes Boats RV 5.7%
- **Persons Per Occupied Unit:** 4.1
- **Persons in Poverty:** 12.4%
- **Unemployed:** 12.1%
- **Persons Disabled:** 12.1%

### Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Gross Rent</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>
</tr>
<tr>
<td>$200-299</td>
<td>1.2%</td>
<td>1.1%</td>
<td>0.2%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>2.3%</td>
<td>1.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>2.3%</td>
<td>0.0%</td>
<td>0.8%</td>
</tr>
<tr>
<td>$750-999</td>
<td>2.0%</td>
<td>8.3%</td>
<td>3.1%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>1.4%</td>
<td>8.5%</td>
<td>33.3%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.1%</td>
</tr>
</tbody>
</table>