Physical Description
The Willowbrook community is characterized by a full range of uses. Residential areas are predominantly single family. Light to heavy industry is concentrated in the southwest. Local-serving commercial development is focused along portions of the major thoroughfares. The 105 Freeway and Green Line Light Rail traverse the north edge of this area, and there is a Light Rail station at Wilmington Avenue. The Blue Line Light Rail runs along Willowbrook Avenue, with a station at Imperial Highway immediately adjacent to the Green Line Station. While there are significant pockets of well-kept properties, overall, the community demonstrates a pattern of disinvestment with areas of severe deterioration and graffiti.

Community Development Needs
Revitalization opportunities are presented by the King Hospital/Drew Medical Center, the 105 Freeway, and the Light Rail station. Residential investment is needed in most areas and graffiti abatement efforts are needed in scattered areas.
**District 2 – Unincorporated Willowbrook IV**

**Level IV – Extensive Investment**

**CENSUS TRACT(s)/BLOCK GROUP(s):** 5404.00/all: 1-2, 5406.00/all: 1-2, 5414.00/all: 1-5, 5415.00/all: 1-4

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**Physical Description**

This area is primarily comprised of single family residential units with about 10% being newer infill housing. Nearly 24% of the units are low-rise apartments or duplexes. Housing areas suffer significantly from deterioration and blight. About 28% of the households are overcrowded. Commercial development is dominated by the new Kenneth Hahn Plaza at Wilmington Avenue and 119th Street, which is in good condition. Other local commercial uses are scattered at major intersections and are largely deteriorated. Old industrial and auto-related commercial development is found along Alameda Street; a large metal forge property is abandoned. Stations of the Blue and Green Light Rail Lines are located adjacent to each other at Wilmington Avenue and the 105 Freeway. Commercial development on El Segundo Boulevard needs major rehabilitation in order to enhance the area. Graffiti is found in spot locations.
Commercial Businesses

Community Development Needs
A long-term community revitalization plan is needed, incorporating strategies to replace up to 25% of the housing stock and rehabilitate a majority of the remaining units. Development opportunities are created by the pedestrian and auto traffic from the Light Rail station and the 105 Freeway. Vacant surplus land along the freeway, mostly along Imperial Highway, has development potential. Sidewalk, driveway, and street improvements are needed in this area.

Single Family Housing

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development
Strategy Area: **Unincorporated Willowbrook IV**  
District: 2  
Census Tracts/Block Groups: 5404.00/all: 1-2, 5406.00/all: 1-2, 5414.00/all: 1-5, 5415.00/all: 1-4

**Demographic Characteristics**

- **Total Population (2010):** 19,803
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 77.9%
  - Black: 19.3%
  - White: 0.4%
  - American Indian: 0.1%
- **Low- and Moderate-Income Persons:** 83.3%
- **Median Income:** $37,264  
  Compare to County Median: 66.7%
- **Education Level (% of Pop):**
  - Less than 9th grade: 32.3%
  - Some High School: 21.6%
  - High school diploma: 23.6%
  - Some college: 20.2%
  - College degree: 1.9%
  - Advance Degree: 0.4%
- **Unemployed:** 17.2%
- **Households Receiving Public Assistance:** 14.5%
- **Persons in Poverty:** 35.1%
- **Persons Disabled:** 9.1%

**Housing Characteristics**

- **Total Units (2010):** 4,568
- **Occupancy:**
  - Owner Occupied: 37.7%
  - Renter Occupied: 62.3%
- **Vacancy:**
  - Vacant Units: 6.7%
- **Type of Units:**
  - Single Family: 76.0%
  - Multi-Family: 23.5%
  - Mobile Homes Boats RV: 0.5%
- **Age of Units:**
  - Built 1990 or later: 28.1%
  - Built 1980 to 1989: 14.5%
  - Built 1970 to 1979: 7.9%
  - Built 1960 to 1969: 16.6%
  - Built 1950 to 1959: 14.5%
  - Built 1940 to 1949: 13.9%
  - Built Before 1940: 15.2%
- **Persons Per Occupied Unit:** 4.5
- **Overcrowded Total:** 28.1%
  - Overcrowded Owners: 26.3%
  - Overcrowded Renters: 29.1%
- **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>
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<tbody>
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<td>$0-199</td>
<td>0.0%</td>
<td>2.2%</td>
<td>0.7%</td>
<td>0.4%</td>
</tr>
<tr>
<td>$200-299</td>
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<td>0.0%</td>
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<tr>
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</tr>
<tr>
<td>$750-999</td>
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</tr>
<tr>
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<td>2.1%</td>
<td>18.0%</td>
<td>25.2%</td>
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<td>0.0%</td>
<td>2.6%</td>
<td>2.6%</td>
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</tbody>
</table>

II-94
Physical Description
The area just north of the Martin Luther Community Hospital/Charles Drew University is largely transitioned to medical-related, quasi-public uses and multi-family residential units. There are several blocks of single and attached dwellings between 119th Street and the 105 Freeway, which are mostly in deteriorated condition. Single family development immediately south of the hospital is generally in standard to good condition. Graffiti is found in isolated areas.
Multi-Family Housing

Community Development Needs
Continued investment is needed north of the hospital in order to continue to enhance the area. A comprehensive program of residential improvement is needed to rehabilitate approximately 25% of the housing stock and to attract private investment of the remaining units. Development of numerous vacant properties along the 105 Freeway and revitalization of properties near the Light Rail Stations offer opportunities for community enhancement.

Single Family Housing
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development
- Graffiti abatement

Vacant Properties

Graffiti Abatement Needed
Strategy Area: **Unincorporated Willowbrook III**

Census Tracts/Block Groups: 5407.00/all: 1-3

**District: 2**

**Designation:** Level III

### Demographic Characteristics

- **Total Population (2010):** 3,014
- **Race/Ethnicity (% of Pop):**
  - Black: 49.2%
  - Hispanic: 45.7%
  - Asian: 2.2%
  - White: 1.7%
  - Other: 0.6%
- **Low- and Moderate-Income Persons:** 67.0%
- **Median Income:** $45,221
  - Compare to County Median: 80.9%

### Education Level (% of Pop):

- Less than 9th grade: 14.6%
- Some High School: 9.5%
- High school diploma: 24.4%
- Some college: 32.6%
- College degree: 11.1%
- Advance Degree: 7.7%

### Unemployed

21.9%

### Households Receiving Public Assistance:

15.6%

### Persons in Poverty

18.9%

### Persons Disabled

12.7%

### Housing Characteristics

- **Total Units (2010):** 778
- **Occupancy:**
  - Owner Occupied: 43.4%
  - Renter Occupied: 56.6%
- **Vacancy:**
  - Vacant Units: 8.3%
- **Type of Units:**
  - Single Family: 86.0%
  - Multi-Family: 12.4%
  - Mobile Homes Boats RV: 1.6%
- **Age of Units:**
  - Built 1990 or later: 17%
  - Built 1980 to 1989: 4%
  - Built 1970 to 1979: 4%
  - Built 1960 to 1969: 2%
  - Built 1950 to 1959: 16%
  - Built 1940 to 1949: 37%
  - Built Before 1940: 20%
- **Persons Per Occupied Unit:** 4.3
- **Overcrowded Total:** 20.0%
  - Overcrowded Owners: 23.4%
  - Overcrowded Renters: 17.5%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>1</th>
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</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>0.0%</td>
<td>2.4%</td>
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<tr>
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<td>12.7%</td>
<td>30.4%</td>
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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.2%</td>
</tr>
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**District 2 – Unincorporated Willowbrook II**  
**Level II – Selective Investment**  
CENSUS TRACT(s)/BLOCK GROUP(s): 5408.00/all: 1-5, 5409.02/all: 1-4, 5412.00/all:4

**Physical Description**
The southwest portion of this area mostly contains light and heavy industry, with local and auto-related commercial interspersed. There is a large commercial center on the southeast corner of Avalon and El Segundo Boulevards. Vacant, underutilized, and deteriorated properties are mixed in with standard condition industrial facilities. Northeast of Main Street and Rosecrans Avenue is an area of very well-maintained homes. There is a trailer park located on San Pedro Street and 127th Street that is overcrowded and deteriorating. There are people residing in recreational vehicles (RV’s) that are parked in some of the industrial areas. Areas further north and east are predominantly single family residential with a few apartment complexes. Most areas are relatively well-maintained with tidy homes and tree-lined streets. However, a few areas have properties with severely deteriorated units. The streets, curbs, and sidewalks in this area need improvement. Graffiti is found in isolated areas.
Commercial Businesses

Vacant Businesses and Properties
Community Development Needs
Commercial/industrial revitalization and site specific rehabilitation are needed. Targeted residential replacement or rehabilitation is required to assist specific properties and areas. The area is in need of street, sidewalk, and driveway improvements.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Acquisition and development of vacant residential parcels
- Commercial and industrial revitalization and development
- Graffiti removal
Strategy Area: **Unincorporated Willowbrook II**
District: 2

Census Tracts/Block Groups: 5408.00/all: 1-5, 5409.02/all: 1-4, 5412.00/all: 4

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 9,914
- **Race/Ethnicity (% of Pop):**
  - Black: 60.3%
  - Hispanic: 36.9%
  - White: 0.9%
  - Two or More Races: 0.7%
  - Some Other Race: 0.2%
  - Asian: 1.0%
- **Low- and Moderate-Income Persons:** 63.3%
- **Median Income:** $44,937
  - Compare to County Median: 80.4%
- **Education Level (% of Pop):**
  - Less than 9th grade: 12.4%
  - Some High School: 12.6%
  - High school diploma: 28.6%
  - Some college: 33.5%
  - College degree: 9.8%
  - Advance Degree: 3.1%
- **Unemployed:** 12.8%
- **Households Receiving Public Assistance:** 8.7%
- **Persons in Poverty:** 15.1%
- **Persons Disabled:** 12.2%

### Housing Characteristics

- **Total Units (2010):** 3,355
- **Occupancy:**
  - Owner Occupied: 62.5%
  - Renter Occupied: 37.5%
- **Vacancy:**
  - Vacant Units: 6.8%
- **Type of Units:**
  - Single Family: 88.0%
  - Multi-Family: 11.6%
  - Mobile Homes Boats RV: 0.4%
- **Age of Units:**
  - Built 1990 or later: 9.0%
  - Built 1980 to 1989: 6.0%
  - Built 1970 to 1979: 2.0%
  - Built 1960 to 1969: 15.0%
  - Built 1950 to 1959: 25.0%
  - Built 1940 to 1949: 40.0%
  - Built Before 1940: 3.0%
- **Persons Per Occupied Unit:** 3.5
- **Overcrowded Total:**
  - Overcrowded Owners: 11.2%
  - Overcrowded Renters: 14.4%
- **Bedrooms by Gross Rent:**

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