Physical Description
This area consists of single family units, with some being in planned unit developments, and multi-family units primarily located near the commercial areas. The commercial uses that exist along Castaic Road and Ridge Route Road are in good to standard condition, although some businesses are vacant.
Community Development Needs
Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. There are a few vacant businesses that could benefit from façade improvements.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial façade revitalization
Strategy Area: **Unincorporated Castaic/Lake Hughes**

Census Tracts/Block Groups: 9201.02/1

**Designation: Level II**

### Demographic Characteristics

- **Total Population (2010):** 1,948
- **Race/Ethnicity (% of Pop):**
  - White: 26.4%
  - Asian: 9.9%
  - Hispanic: 41.9%
  - Black: 14.0%
  - Two or More Races: 7.4%
  - Native Hawaiian: 0.4%
- **Low- and Moderate-Income Persons:** 52.7%
- **Median Income:** $61,705
  - Compare to County Median: 110.4%
- **Education Level (% of Pop):**
  - Less than 9th grade: 4.7%
  - Some High School: 6.6%
  - High school diploma: 17.9%
  - Some college: 28.5%
  - College degree: 30.1%
  - Advance Degree: 12.1%
- **Unemployed:** 6.8%
- **Households Receiving Public Assistance:** 5.5%
- **Persons in Poverty:** 23.0%
- **Persons Disabled:** 12.2%

### Housing Characteristics

- **Total Units (2010):** 700
- **Occupancy:**
  - Owner Occupied: 34.7%
  - Renter Occupied: 65.3%
- **Vacancy:**
  - Vacant Units: 6.8%
- **Type of Units:**
  - Single Family: 50.1%
  - Multi-Family: 49.9%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built Before 1940: 2%
  - Built 1940 to 1949: 0%
  - Built 1950 to 1959: 1%
  - Built 1960 to 1969: 7%
  - Built 1970 to 1979: 8%
  - Built 1980 to 1989: 17%
  - Built 1990 or later: 65%
- **Persons Per Occupied Unit:** 3.1
- **Overcrowded Total:** 7.4%
  - Overcrowded Owners: 3.3%
  - Overcrowded Renters: 9.6%

#### Bedrooms by Gross Rent:

- **None:**
  - $0-199: 0.0%
  - $200-299: 0.0%
  - $300-499: 0.0%
  - $500-749: 0.0%
  - $750-999: 0.0%
  - $1000 or More: 0.0%
  - No Cash Rent: 0.0%
- **1:**
  - $200-299: 4.5%
  - $300-499: 20.6%
  - $500-749: 4.5%
  - $750-999: 39.5%
  - $1000 or More: 30.8%
- **2:**
  - $200-299: 0.0%
  - $300-499: 0.0%
  - $500-749: 0.0%
  - $750-999: 0.0%
  - $1000 or More: 0.0%
- **3+:**
  - $200-299: 0.0%
  - $300-499: 0.0%
  - $500-749: 0.0%
  - $750-999: 0.0%
  - $1000 or More: 0.0%