District 2 - Unincorporated West Carson
Level III – Intensive Investment
CENSUS TRACT/BLOCK GROUP(S): 5435.02/1,2

Physical Description
This area contains single family residential as well as duplexes. This area is about 49% renter-occupied. About 30% of housing units need repair and rehabilitation. Condominiums are located along West Del Amo Boulevard which are in good to standard condition. Alpine Village is located on Torrance Boulevard which is also in good condition. Graffiti is evident in a few areas.
Comminuty Development Needs
Housing rehabilitation is needed in this area. About 30% of housing units need repair or replacement. Some streets and driveways need repair. Graffiti abatement is needed.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repair
- Street and driveway improvements
- Graffiti abatement

Single Family Housing

Multi-Family Housing

Commercial Businesses
Strategy Area: **Unincorporated West Carson**

**Census Tracts/Block Groups:** 5435.02/1,2

**Designation:** Level III

### Demographic Characteristics

- **Total Population (2010):** 2,602
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 50.4%
  - White: 20.8%
  - Black: 5.7%
  - Asian: 22.1%
  - Two or More Races: 0.6%
  - American Indian: 0.4%

- **Low- and Moderate-Income Persons:** 66.2%

- **Median Income:** $59,351
  - Compare to County Median: 106.2%

- **Education Level (% of Pop):**
  - Less than 9th grade: 12.9%
  - Some High School: 16.1%
  - High school diploma: 23.2%
  - Some college: 25.0%
  - College degree: 19.4%
  - Advance Degree: 3.3%

- **Unemployed:** 16.9%

- **Households Receiving Public Assistance:** 2.8%

- **Persons in Poverty:** 11.6%

- **Persons Disabled:** 12.1%

### Housing Characteristics

- **Total Units (2010):** 833

- **Occupancy:**
  - Owner Occupied: 51.4%
  - Renter Occupied: 48.6%

- **Vacancy:**
  - Vacant Units: 11.1%

- **Type of Units:**
  - Single Family: 54.4%
  - Multi-Family: 45.6%
  - Mobile Homes Boats RV: 0.0%

- **Age of Units:**
  - Built 1990 or later: 40%
  - Built 1980 to 1989: 33%
  - Built 1970 to 1979: 13%
  - Built 1960 to 1969: 11%
  - Built 1950 to 1959: 9%
  - Built 1940 to 1949: 7%
  - Built Before 1940: 3%

- **Persons Per Occupied Unit:** 3.2

- **Overcrowded Total:** 10.8%
  - Overcrowded Owners: 3.1%
  - Overcrowded Renters: 18.9%

- **Bedrooms by Gross Rent:**

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<tr>
<th>Gross Rent</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
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<tbody>
<tr>
<td>$0-199</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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<tr>
<td>$200-299</td>
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<td>$300-499</td>
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<td>$500-749</td>
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<td>10.1%</td>
<td>2.3%</td>
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<tr>
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<td>3.3%</td>
<td>3.6%</td>
<td>0.0%</td>
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<tr>
<td>$1000 or More</td>
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<td>13.0%</td>
<td>26.7%</td>
<td>28.7%</td>
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<tr>
<td>No Cash Rent</td>
<td>10.1%</td>
<td>0.0%</td>
<td>2.3%</td>
<td>0.0%</td>
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