Physical Description
This is a predominantly single family residential area with about 90% owner-occupied. The homes are mostly in standard condition but about 10% show signs of significant deterioration. Most of these homes were built between 1950 and 1969. Many yards and driveways are poorly maintained.
Community Development Needs
Selective investment is needed to rehabilitate or repair residential properties. Some streets and driveways in this area need improvement.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street Repairs

Single Family Housing

Unincorporated Whittier Sunrise
Strategy Area: **Unincorporated Whittier/Sunrise**  
District: **1**  
Census Tracts/Block Groups: 5004.03/all: 1

**Designation: Level II**

### Demographic Characteristics

- **Total Population (2010):** 962
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 88.2%
  - White: 4.7%
  - Black: 1.7%
  - Two or More Races: 0.5%
  - Asian: 4.9%
- **Low- and Moderate-Income Persons:** 52.8%
- **Median Income:** $58,721  
  Compare to County Median: 105.1%
- **Education Level (% of Pop):**
  - Less than 9th grade: 20.3%
  - Some High School: 9.2%
  - High school diploma: 28.9%
  - Some college: 25.2%
  - College degree: 13.2%
  - Advance Degree: 1.8%
- **Unemployed:** 12.4%
- **Households Receiving Public Assistance:** 7.4%
- **Persons in Poverty:** 13.1%
- **Persons Disabled:** 14.8%

### Housing Characteristics

- **Total Units (2010):** 253
- **Occupancy:**
  - Owner Occupied: 89.8%
  - Renter Occupied: 10.2%
- **Vacancy:**
  - Vacant Units: 0.0%
- **Type of Units:**
  - Single Family: 96.9%
  - Multi-Family: 3.1%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1950 to 1959: 17%
  - Built 1950 to 1949: 1%
- **Persons Per Occupied Unit:** 4.2
- **Overcrowded Total:**
  - Overcrowded Owners: 10.9%
  - Overcrowded Renters: 0.0%
- **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: 100.0%
  - No Cash Rent: 0.0%