

The Transformation of Carson Street and Its Impact on Disadvantaged Residents

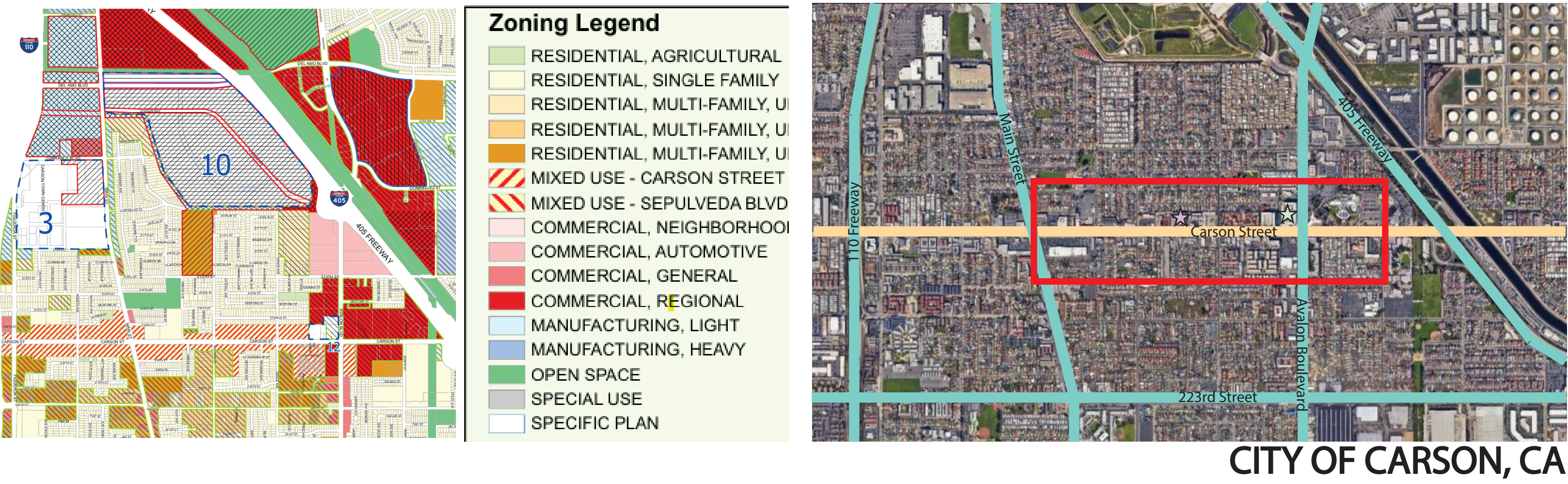


College of Environmental Design
URBAN AND REGIONAL PLANNING

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Introduction

- In June 2006, the City of Carson, CA released a specific plan that revealed their intentions of remodeling Carson Street, a major street in Carson.
- This remodel was led with the vision of turning this important street into a “distinct district along the Carson Street corridor with a “main street” character, featuring a unique pedestrian friendly mixed-use environment” (Carson Street Master Plan).
- This plan consists of major infrastructure improvements to the street, as well as updating the site’s zoning code to a “Mixed-Use Residential Overlay District.”
- The rapid remodel of this street, paired with a relaxed zoning update, incentivized local landowners to either redevelop or sell their land for profit.
- Low-income and marginalized residents of this site were negatively affected by this.
- This project aims to analyze the negative economic and social effects low-income residents felt due to displacement and drastic rent increases by their landlords.



Impacted Study Area

Site Area: Carson Street between Main St. and Avalon Blvd.
Census Tract: 5438.01; 5438.03; 5438.04; 5439.03



Recommendations

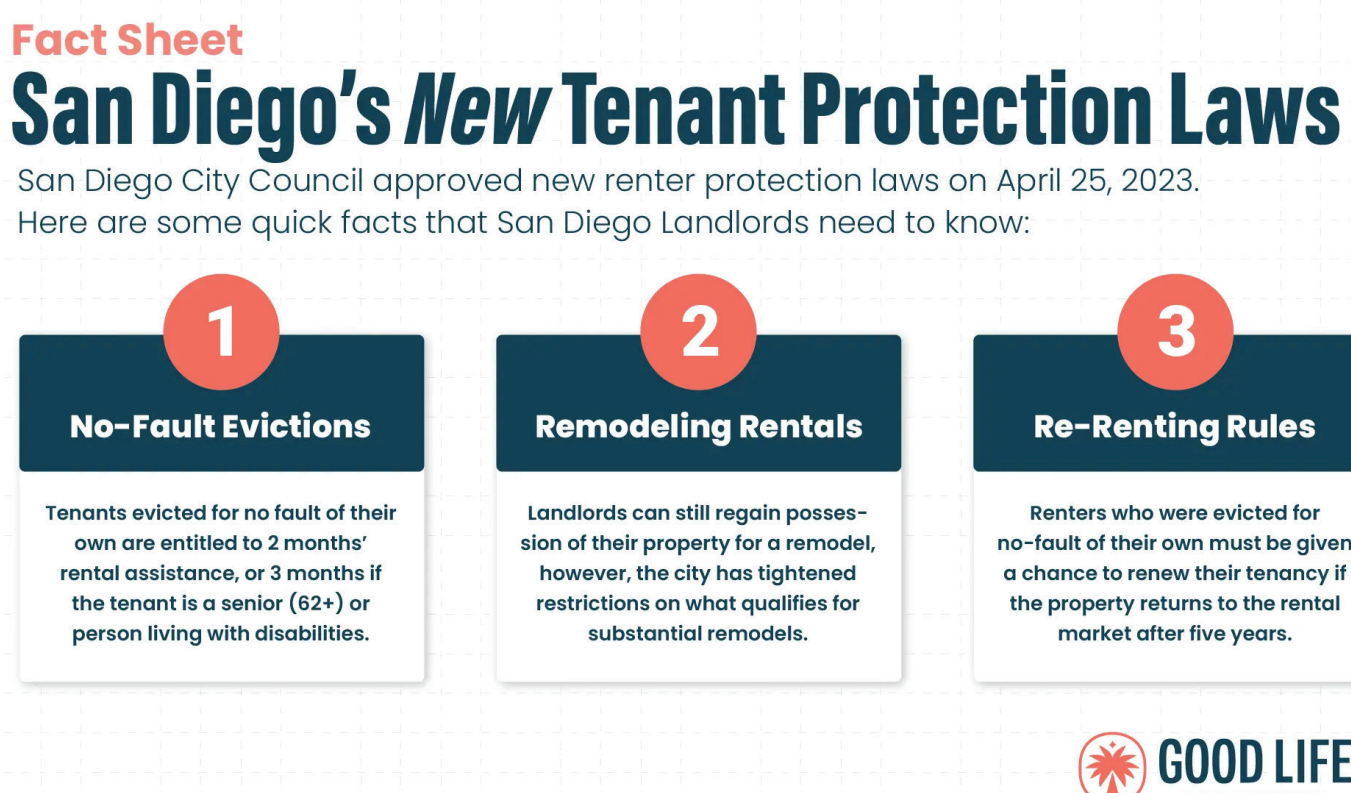
1. Community Awareness and Communication

- Multilingual flyer creation.
 - Tagalog is the second most common language in the City of Carson. Filipino population is 34%.
- Pop-up information booths
- Community ambassador programs



3. Housing Stability Protections

- Renter Displacement Protection Ordinance
 - The City of San Diego implemented strict Tenant Protection Laws in 2023 that aims to protect vulnerable residents of the City.
- Right to Return Program
- Rental Registry and Landlord Accountability



Methods

1. Quantitative Research

- Collection of Median Gross Rent and Median Home Value Data
 - Start Year: 2011 (initial construction year of Carson Street remodel).
 - End Year: 2021 (three years after completion of Carson Street remodel).
 - Census tract data will be compared with LA County and Carson City data.

2. Review of Current Mitigation Measures

- Deep review of policies implemented by the City of Carson and LA County.
- Identify current outreach programs offered to at-risk residents.
- Determine effectiveness of current policies and outreach.

3. ArcGIS and CalEnviroScreen 4.0 Data Map Review

- Display quantitative data using ArcGIS to present a visual element.
- Use CalEnviroScreen 4.0 to identify disadvantaged communities in site area.

Key Findings

1. Quantitative Research

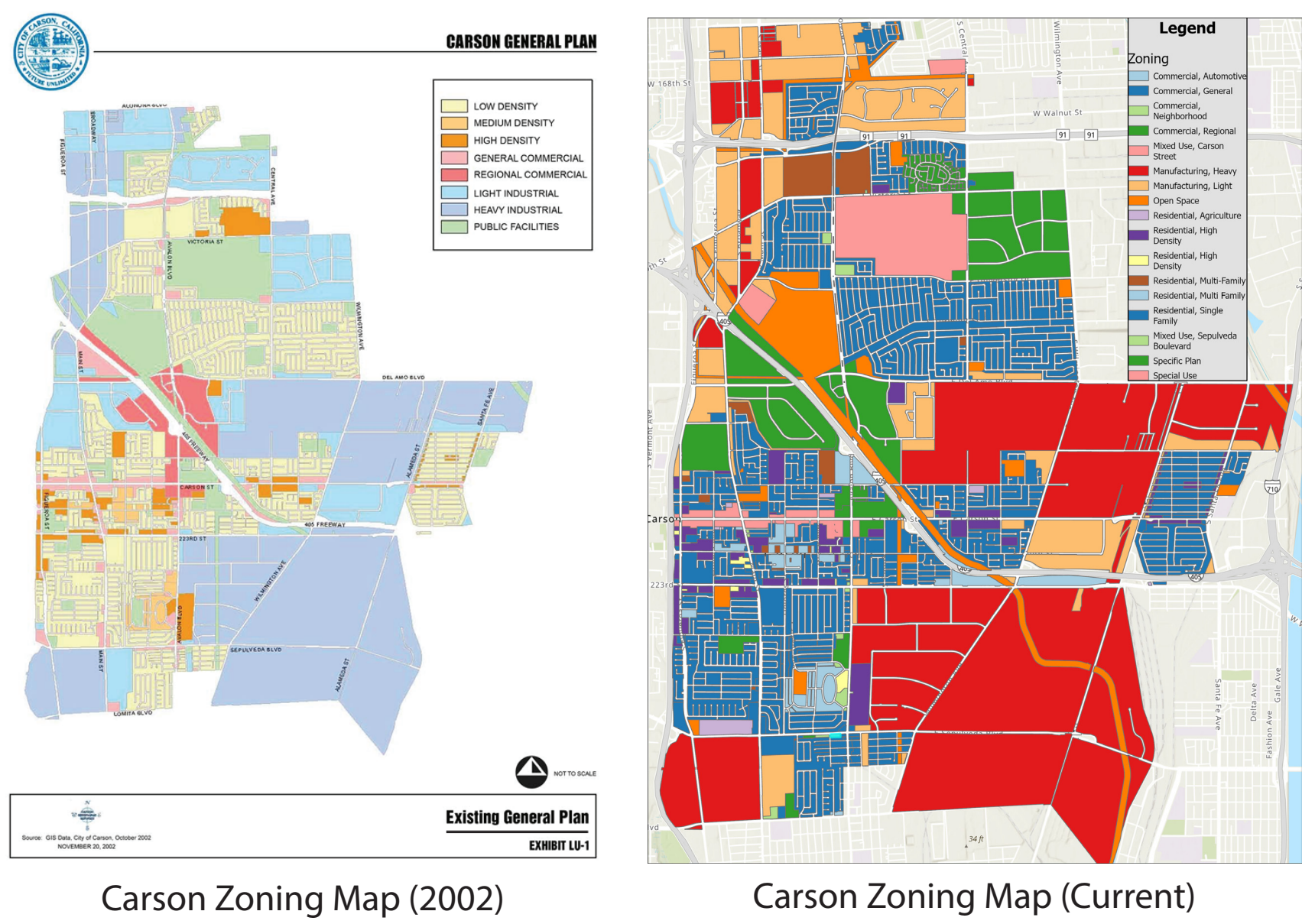
- Increase in Median Home Value in study area was 40% percent higher between 2011-2021 compared to the City of Carson and LA County.
- Increase in Median Gross Rent in study area was similar to the City of Carson, but it was about five percent higher than LA County between 2011-2021.

Median Home Value				Median Gross Rent			
Location	MHV (2011)	MHV (2021)	% Increase	Location	MGR (2011)	MGR (2021)	% Increase
Census Tract 5438.01	350,000	550,000	57.14	Census Tract 5438.01	1200	2000	66.67
Census Tract 5438.03	340,000	530,000	55.88	Census Tract 5438.03	1150	1950	69.57
Census Tract 5438.04	345,000	540,000	56.52	Census Tract 5438.04	1180	1980	67.8
Census Tract 5439.03	360,000	560,000	55.56	Census Tract 5439.03	1220	2020	65.57
City of Carson	441,547	492,499	11.54	City of Carson	1135	1914	68.63
Los Angeles County	508,800	583,200	14.63	Los Angeles County	1161	1893	63.05

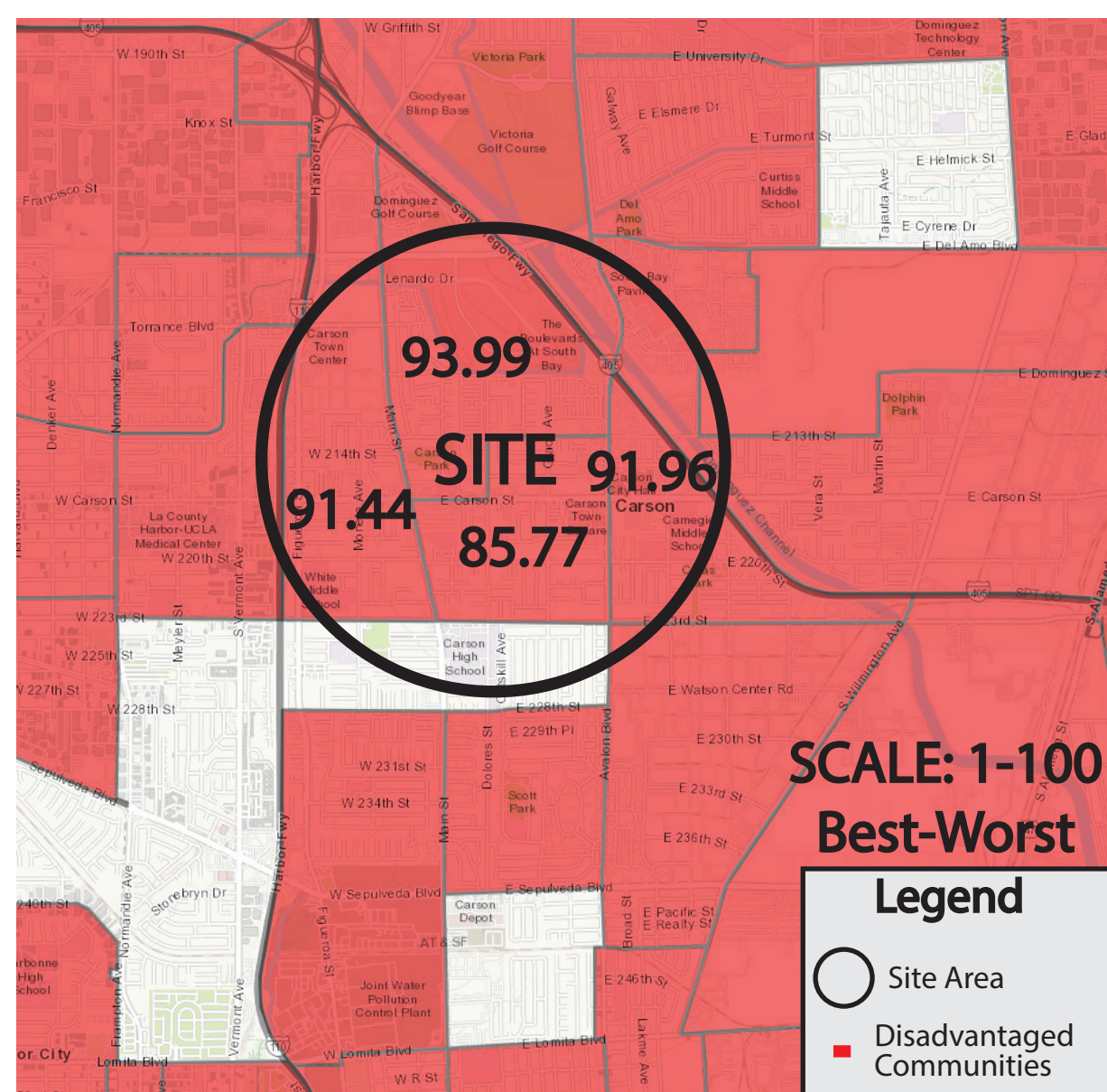
2. Review of Current Mitigation Measures

- Any type of outreach to disadvantaged residents could not be found.
- Mobile home rent ordinance controls and caps rent on mobile homes
 - The site area is home to three mobile home parks
- Community Development Block Grant funds are used by the city to support low-income residents within the City.

3. ArcGIS Pro and CalEnviroScreen 4.0 Data Map Review



ArcGIS Pro Data Collection and Analysis



CalEnviroScreen (SB 535)
Disadvantaged Communities

2. Policy and Advocacy Tools

- Policy memo or brief
- Inclusionary zoning requirement expansion
- Community Benefits Agreement (CBA)
 - Housing developers on Carson Street can initiate talks with community leaders on incentives that help impacted residents.

What is the CBA?



4. Improved Outreach and Support Services

- Mobile Home Resource Center
- Tenant Legal Aid Expansion
 - Legal Aid Foundation of Los Angeles offers tenant protection services to LA residents.
- Interactive City Map of At-Risk Areas

