Physical Description
This steeply-sloped area is largely rural land, containing scattered residences and one large mobile-home park, all in fair condition. Housing located in the mobile home park needs major rehabilitation or replacement. Road improvements are needed in this area.
Community Development Needs
Intensive investment is needed in the mobile home park. Many dwellings need improvements ranging from extensive maintenance to major rehabilitation or replacement. Street improvements are needed.

Mobile Home Park

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Replacement of substandard units
- Street improvements

Single Family Housing
Strategy Area: **Unincorporated Agua Dulce**  
Census Tracts/Block Groups: 9200.11/all: 1  
District: **5**

**Designation:** Level III

### Demographic Characteristics

- **Total Population (2010):** 286
- **Race/Ethnicity (% of Pop):**
  - White: 54.0%
  - Hispanic: 27.2%
  - Black: 9.0%
  - Asian: 4.5%
  - Two or More Races: 3.0%
  - Some Other Race: 2.3%
- **Low- and Moderate-Income Persons:** 86.7%
- **Median Income:** $63,333  
  - Compare to County Median: 113.4%
- **Education Level (% of Pop):**
  - Less than 9th grade: 5.0%
  - Some High School: 20.0%
  - High school diploma: 18.2%
  - Some college: 38.2%
  - College degree: 13.2%
  - Advance Degree: 5.5%
- **Unemployed:** 15.8%

### Housing Characteristics

- **Total Units (2010):** 146
  - **Occupancy:**
    - Owner Occupied: 74.4%
    - Renter Occupied: 25.6%
  - **Vacancy:**
    - Vacant Units: 22.8%
- **Type of Units:**
  - Single Family: 87.1%
  - Multi-Family: 12.9%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 23%
  - Built 1980 to 1989: 9%
  - Built 1970 to 1979: 0%
  - Built 1960 to 1969: 0%
  - Built 1950 to 1959: 33%
  - Built 1940 to 1949: 0%
  - Built Before 1940: 35%
- **Persons Per Occupied Unit:** 3.4
- **Overcrowded Total:**
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 0.0%
- **Persons in Poverty:** 22.5%
- **Persons Disabled:** 17.8%

<table>
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<tr>
<th>Bedrooms by Gross Rent</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
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</thead>
<tbody>
<tr>
<td>$0-199</td>
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<td>$1000 or More</td>
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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>35.0%</td>
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