Physical Description
This steeply-sloped area is largely rural land, having one large mobile-home park, scattered residential homes, ranches, and horse properties. All dwellings in this area are in standard condition with some needing minor repairs. The mobile homes are in good condition, with minor rehabilitation needed. The commercial uses along Sierra Highway are in standard condition.
**Single Family Housing**

**Community Development Needs**
Selective investment is needed to repair and rehabilitate residential and commercial properties. About 10% of the mobile homes need minor rehabilitation and about 15% need maintenance. Street repaving is needed.

**Horse Properties**

**Commercial Businesses**

**Public/Private Investment Opportunities**
- Housing rehabilitation/minor home repairs
- Commercial façade improvement
- Street repair/improvement
Strategy Area: **Unincorporated Canyon Country**

Census Tracts/Block Groups: 9200.33/all: 1

Designation: **Level II**

### Demographic Characteristics

- **Total Population (2010):** 515
- **Race/Ethnicity (% of Pop):**
  - White: 36.2%
  - Hispanic: 44.2%
  - Other: 11.6%
- **Low- and Moderate-Income Persons:** 51.1%
- **Median Income:** $53,750
  - Compare to County Median: 96.2%
- **Education Level (% of Pop):**
  - Less than 9th grade: 8.9%
  - Some High School: 10.0%
  - High school diploma: 23.4%
  - Some college: 41.1%
  - College degree: 15.5%
  - Advance Degree: 1.1%
- **Unemployed:** 25.4%
- **Households Receiving Public Assistance:** 2.2%
- **Persons in Poverty:** 18.4%
- **Persons Disabled:** 23.3%

### Housing Characteristics

- **Total Units (2010):** 182
- **Occupancy:**
  - Owner Occupied: 79.9%
  - Renter Occupied: 20.1%
- **Vacancy:**
  - Vacant Units: 6.6%
- **Type of Units:**
  - Single Family: 42.2%
  - Multi-Family: 2.5%
  - Mobile Homes Boats RV: 55.3%
- **Age of Units:**
  - Built 1990 or later: 37%
  - Built 1980 to 1989: 43%
  - Built 1970 to 1979: 5%
  - Built 1960 to 1969: 12%
  - Built 1950 to 1959: 0%
  - Built 1940 to 1949: 0%
  - Built Before 1940: 0%
- **Persons Per Occupied Unit:** 3.3
- **Overcrowded Total:**
  - Overcrowded Owners: 2.7%
  - Overcrowded Renters: 0.0%
- **Bedrooms by Gross Rent:**
  - $0-199: 0.0% 0.0% 0.0% 0.0%
  - $200-299: 0.0% 0.0% 0.0% 0.0%
  - $300-499: 0.0% 0.0% 0.0% 0.0%
  - $500-749: 0.0% 0.0% 0.0% 13.5%
  - $750-999: 0.0% 0.0% 0.0% 37.8%
  - $1000 or More: 0.0% 0.0% 13.5% 37.8%
  - No Cash Rent: 0.0% 0.0% 0.0% 35.1%