Unincorporated East Valinda (San Jose Hills) Area Overview

Physical Description
Unincorporated East Valinda (San Jose Hills) consists of two strategy areas. Unincorporated East Valinda (San Jose Hills) III is the larger area of the two. This is a largely single family, owner-occupied residential area. The homes are small and in fair condition with about 70% of the units needing rehabilitation. Older and newer industrial, business, and auto-related commercial developments are found along Valley Boulevard, Azusa Avenue, and La Seda Road. Unincorporated East Valinda (San Jose Hills) II is the smaller adjacent area to the east and comprises mostly single family residences in standard condition. The commercial uses in this area are also in good condition. Streets and sidewalks need replacement and graffiti is prevalent throughout both areas.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. A small commercial strip on the corner of S. Nogales Street and La Puente Road needs to be revitalized.
District 1 – Unincorporated East Valinda (San Jose Hills) III
Level III – Intensive Investment

CENSUS TRACT(s)/BLOCK GROUP(s): 4081.38/all: 1-2, 4081.39/all:1-2, 4081.40/all:1-2, 4081.41/all:1-2

Physical Description
This is a largely single family, owner-occupied residential area. The homes are small and in fair condition with about 70% of the units needing rehabilitation. Twenty-four percent (24%) of the households in the area are overcrowded. There are few sidewalks, curbs, and gutters within the area. Older and newer industrial, business, and auto-related commercial developments are found along Valley Boulevard, Azusa Avenue, and La Seda Road. Two mobile home parks are located along Valley Boulevard and in standard condition with minor rehabilitation needed. Along Temple Avenue, there is a large neighborhood of manufactured homes in good condition. Graffiti is evident in a few areas.
Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements. About 70-80% of the homes require major rehabilitation, and 20% require minor rehabilitation. Although there has been some success in removing graffiti, abatement is still needed in some areas.
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Graffiti abatement
- Public works improvements

Commercial Businesses
Strategy Area: **Unincorporated East Valinda (San Jose Hills) III**  
District: **1**


**Designation: Level III**

### Demographic Characteristics

- **Total Population (2010):** 15,986
- **Low- and Moderate-Income Persons:** 73.0%
- **Median Income:** $55,311 (Compare to County Median 99.0%)
- **Unemployed:** 11.6%
- **Households Receiving Public Assistance:** 8.3%
- **Persons in Poverty:** 20.8%
- **Persons Disabled:** 10.4%

### Race/Ethnicity (% of Pop):

- **Hispanic:** 88.4%
- **Asian:** 4.3%
- **Black:** 1.2%
- **Two or More Races:** 1.1%
- **American Indian:** 0.1%
- **Native Hawaiian:** 0.1%
- **White:** 4.8%

### Education Level (% of Pop):

- Less than 9th grade: 29.2%
- Some High School: 15.8%
- High school diploma: 29.2%
- Some college: 20.3%
- College degree: 3.8%
- Advance Degree: 1.5%

### Vacancy:

- Vacant Units: 5.1%

### Type of Units:

- **Single Family:** 82.8%
- **Multi-Family:** 1.1%
- **Mobile Homes Boats RV:** 16.1%

### Overcrowded Total:

- **Overcrowded Owners:** 20.1%
- **Overcrowded Renters:** 34.9%

### Occupancy:

- **Owner Occupied:** 73.1%
- **Renter Occupied:** 26.9%

### Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3+</th>
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<td>0.0%</td>
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<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
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<td>0.0%</td>
<td>0.0%</td>
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<tr>
<td>$500-749</td>
<td>1.3%</td>
<td>3.1%</td>
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<td>2.6%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>6.3%</td>
<td>7.6%</td>
<td>1.1%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>3.9%</td>
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<td>10.9%</td>
<td>51.1%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.2%</td>
<td>6.2%</td>
</tr>
</tbody>
</table>

### Age of Units:

- **Built Before 1940:** 4% of total units
- **Built 1940 to 1949:** 5% of total units
- **Built 1950 to 1959:** 4% of total units
- **Built 1960 to 1969:** 22% of total units
- **Built 1970 to 1979:** 14% of total units
- **Built 1980 to 1989:** 6% of total units
- **Built 1990 or later:** 4% of total units

### Persons Per Occupied Unit:

- **Persons Per Occupied Unit:** 5.2

### Median Income:

- **$55,311**

### Unemployed:

- **11.6%**

### Persons in Poverty:

- **20.8%**

### Persons Disabled:

- **10.4%**

### Persons Receiving Public Assistance:

- **8.3%**
Physical Description
This is a largely single family, owner-occupied residential area. Owners have pride in ownership. The homes are well maintained and in standard condition. There are few sidewalks and driveways that need major repair. Older and newer commercial development is found along Nogales Street and La Puente Road and is in standard condition.
Community Development Needs

Minor residential investment is needed in specific areas to encourage private property improvements. Some sidewalks and driveways need replacement. There is a small commercial strip mall on the corner of S. Nogales Street and La Puente Road that is in need of revitalization programs due to vacancies and the need for exterior and possibly interior improvements. Graffiti is evident in the commercial area.

Single Family Housing
Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Public works improvements
- Commercial revitalization
- Graffiti abatement

Commercial Businesses
Strategy Area: **Unincorporated East Valinda (San Jose Hills) II**  District: **1**

Census Tracts/Block Groups: 4081.37/all: 1-2

Designation: **Level II**

**Demographic Characteristics**

- Total Population (2010): 553
- Race/Ethnicity (% of Pop):
  - Asian: 24.3%
  - White: 14.3%
  - Hispanic: 51.0%
  - Black: 9.4%
  - American Indian: 0.1%
  - Two or More Races: 0.9%
- Low- and Moderate-Income Persons: 57.6%
- Median Income: $61,758
  - Compare to County Median: 110.5%
- Education Level (% of Pop):
  - Less than 9th grade: 6.1%
  - Some High School: 15.9%
  - High school diploma: 24.6%
  - Some college: 28.5%
  - College degree: 18.6%
  -Advance Degree: 6.2%
- Unemployed: 15.1%
- Households Receiving Public Assistance: 3.8%
- Persons in Poverty: 8.9%
- Persons Disabled: 9.8%

**Housing Characteristics**

- Total Units (2010): 188
- Total Population (2010): 553
- Occupancy:
  - Owner Occupied: 83.4%
  - Renter Occupied: 16.6%
- Vacancy:
  - Vacant Units: 12.1%
- Type of Units:
  - Single Family: 86.5%
  - Multi-Family: 13.5%
  - Mobile Homes Boats RV: 0.0%
- Age of Units:
  - Built 1990 or later: 35%
  - Built 1980 to 1989: 42%
  - Built 1970 to 1979: 14%
  - Built 1960 to 1969: 13%
  - Built 1950 to 1959: 2%
  - Built 1940 to 1949: 1%
  - Built Before 1940: 1%
- Persons Per Occupied Unit: 3.4
- Overcrowded Total:
  - Overcrowded Owners: 10.5%
  - Overcrowded Renters: 5.7%
  - Overcrowded Owners: 14.2%
- Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Bedroom Category</th>
<th>None</th>
<th>1</th>
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<td>0.0%</td>
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<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>15.9%</td>
<td>43.9%</td>
<td>22.3%</td>
</tr>
<tr>
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