Physical Description
This vast, largely undeveloped rural area contains scattered residences at densities of 5 to 10 units per square mile agricultural operations, and boarded up homesteads. The residential development and scattered mobile homes are generally in fair condition. However, about 50% of the housing units are vacant and boarded up. Many streets and roads in this area are in fair condition, with some needing repaving. A large portion of this area is taken up by four Wildlife Sanctuaries and a large Horse Rescue and Adoption Ranch.
Community Development Needs
Intensive investment is needed to repair and rehabilitate poorly maintained residential properties and neighborhoods. Street repairs are also needed.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Public works improvements
Strategy Area: **Unincorporated High Vista**  
Census Tracts/Block Groups: 9001.02/all: 1  
District: **5**

Designation: **Level III**

### Demographic Characteristics

- **Total Population (2010):** 1,029
- **Race/Ethnicity (% of Pop):**
  - White: 50.6%
  - Hispanic: 45.3%
  - Black: 2.8%
  - Two or More Races: 1.3%
- **Low- and Moderate-Income Persons:** 68.7%
- **Median Income:** $17,448  
  - Compare to County Median: 31.2%
- **Education Level (% of Pop):**
  - Less than 9th grade: 22.2%
  - Some High School: 21.6%
  - High school diploma: 13.2%
  - Some college: 41.1%
  - College degree: 1.9%
  - Advance Degree: 0.0%
- **Unemployed:** 23.8%
- **Households Receiving Public Assistance:** 0.0%
- **Persons in Poverty:** 58.4%
- **Persons Disabled:** 18.7%

### Housing Characteristics

- **Total Units (2010):** 495
- **Occupancy:**
  - Owner Occupied: 49.8%
  - Renter Occupied: 50.2%
- **Vacancy:**
  - Vacant Units: 50.0%
- **Type of Units:**
  - Single Family: 80.3%
  - Multi-Family: 1.1%
  - Mobile Homes Boats RV: 18.6%
- **Age of Units:**
  - Built 1990 or later: 44%
  - Built 1980 to 1989: 26%
  - Built 1970 to 1979: 22%
  - Built 1960 to 1969: 30%
  - Built 1950 to 1959: 22%
  - Built 1940 to 1949: 18%
  - Built Before 1940: 10%
- **Persons Per Occupied Unit:** 2.4
- **Overcrowded Total:** 0.0%
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 0.0%
- **Bedrooms by Gross Rent:**
  - $0-199: 0.0%  
    - None: 0.0%  
    - 1: 0.0%  
    - 2: 0.0%  
    - 3+: 0.0%
  - $200-299: 0.0%  
    - None: 0.0%  
    - 1: 0.0%  
    - 2: 0.0%  
    - 3+: 0.0%
  - $300-499: 0.0%  
    - None: 0.0%  
    - 1: 0.0%  
    - 2: 0.0%  
    - 3+: 7.1%
  - $500-749: 0.0%  
    - None: 0.0%  
    - 1: 7.9%  
    - 2: 2.9%  
    - 3+: 0.0%
  - $750-999: 0.0%  
    - None: 0.0%  
    - 1: 10.0%  
    - 2: 9.3%  
    - 3+: 12.1%
  - $1000 or More: 0.0%  
    - None: 0.0%  
    - 1: 4.3%  
    - 2: 24.3%  
    - 3+: 12.9%
  - No Cash Rent: 0.0%  
    - None: 0.0%  
    - 1: 0.0%  
    - 2: 9.3%  
    - 3+: 0.0%