Physical Description
This strategy area consists entirely of the Blue Star Mobile Home Park which contains mobile and manufactured homes. About 62% of the homes are owner-occupied and about 60% were built after 1969. The homes are in fair to good condition. The streets are in good condition.
Community Development Needs
About 10% of the mobile homes need major rehabilitation and about 15% need maintenance/minor rehabilitation.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
Strategy Area: **Unincorporated Kagel Canyon**  
District: 5  
Census Tracts/Block Groups: 1042.04/all: 2

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 946
- **Race/Ethnicity (% of Pop):**
  - Hispanic: 73.0%
  - White: 12.2%
  - Black: 6.9%
  - Asian: 4.8%
  - American Indian: 0.2%
  - Two or More Races: 2.9%
- **Low- and Moderate-Income Persons:** 51.3%
- **Median Income:** $52,917  
  Compare to County Median: 94.7%
- **Education Level (% of Pop):**
  - Less than 9th grade: 21.0%
  - Some High School: 20.1%
  - High school diploma: 25.6%
  - Some college: 21.5%
  - College degree: 6.6%
  - Advance Degree: 3.5%
- **Unemployed:** 10.1%
- **Households Receiving Public Assistance:** 3.5%
- **Persons in Poverty:** 27.1%
- **Persons Disabled:** 14.8%

### Housing Characteristics

- **Total Units (2010):** 211
- **Occupancy:**
  - Owner Occupied: 61.6%
  - Renter Occupied: 38.4%
- **Vacancy:**
  - Vacant Units: 4.3%
- **Type of Units:**
  - Single Family: 0%
  - Multi-Family: 0%
  - Mobile or Manufactured Homes: 100%
- **Age of Units:**
  - Built 1990 or later: 31%
  - Built 1980 to 1989: 18%
  - Built 1970 to 1979: 11%
  - Built 1960 to 1969: 16%
  - Built 1950 to 1959: 17%
  - Built 1940 to 1949: 5%
  - Built Before 1940: 2%
- **Persons Per Occupied Unit:** 4.9
- **Overcrowded Total:** 17.2%
  - Overcrowded Owners: 18.9%
  - Overcrowded Renters: 14.5%
- **Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-199</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>6.6%</td>
<td>9.2%</td>
<td>0.0%</td>
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<tr>
<td>$500-749</td>
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<td>6.6%</td>
<td>2.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>2.6%</td>
<td>6.6%</td>
<td>9.2%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>0.0%</td>
<td>34.2%</td>
<td>11.8%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>3.9%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>