Physical Description
This hilly area consists of single family, owner-occupied residential units with a few multi-family units scattered throughout the area, all in good to standard condition. This area predominantly consists of a large hospital, convalescent hospital, and medical facilities which are also in good to standard condition.
Community Development Needs
Selective investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Street repairs are also needed in the area.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Commercial rehabilitation/minor repair
- Street repairs
Strategy Area: **Unincorporated La Rambla**

Census Tracts/Block Groups: 6099.00/all: 1-2

**Designation: Level II**

### Demographic Characteristics

- **Total Population (2010):** 2,034
- **Race/Ethnicity (% of Pop):**
  - White: 31.5%
  - Hispanic: 60.0%
  - Black: 3.6%
  - Asian: 2.6%
  - Two or More Races: 2.1%
  - American Indian: 0.2%
- **Low- and Moderate-Income Persons:** 51.2%
- **Median Income:** $62,500
  - Compared to County Median: 111.9%
- **Education Level (% of Pop):**
  - Less than 9th grade: 16.4%
  - Some High School: 10.5%
  - High school diploma: 37.3%
  - Some college: 18.8%
  - College degree: 11.6%
  - Advance Degree: 5.4%
- **Unemployed:** 14.4%
- **Households Receiving Public Assistance:** 0.9%
- **Persons in Poverty:** 7.3%
- **Persons Disabled:** 11.3%

### Housing Characteristics

- **Total Units (2010):** 663
- **Occupancy:**
  - Owner Occupied: 58.5%
  - Renter Occupied: 41.5%
- **Vacancy:**
  - Vacant Units: 7.2%
- **Type of Units:**
  - Single Family: 67.2%
  - Multi-Family: 32.8%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1950 to 1959: 15%
  - Built 1940 to 1949: 23%
  - Built Before 1940: 23%
  - Built 1990 or later: 9%
  - Built 1980 to 1989: 11%
  - Built 1970 to 1979: 8%
  - Built 1960 to 1969: 11%
  - Built 1950 to 1999: 23%
- **Persons Per Occupied Unit:** 3.4
- **Overcrowded Total:** 10.9%
  - Overcrowded Owners: 11.1%
  - Overcrowded Renters: 10.6%
- **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>
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<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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<td>$300-499</td>
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<td>$500-749</td>
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<td>4.6%</td>
<td>5.3%</td>
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<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>4.9%</td>
<td>2.3%</td>
<td>1.9%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>8.4%</td>
<td>63.1%</td>
<td>8.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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</tbody>
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