District 5 – Unincorporated Newhall
Level II – Selective Investment
CENSUS TRACT/BLOCK GROUP: 9203.12/all: 3

Physical Description
This steeply-sloped area is largely rural land, containing single family residences scattered throughout the area and one large mobile-home park. The residences and mobile homes are in fair to good condition, with some needing minor rehabilitation. 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 Newhall**

Census Tracts/Block Groups: 9203.12/all: 3

**District: 5**

**Designation: Level II**

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### Demographic Characteristics

- **Total Population (2010):** 1,345
- **Race/Ethnicity (% of Pop):**
  - White: 48.8%
  - Hispanic: 35.5%
  - Asian: 7.7%
  - Two or More Races: 4.3%
  - Black: 3.5%
  - American Indian: 0.1%
  - Some Other Race: 0.1%
- **Low- and Moderate-Income Persons:** 55.8%
- **Median Income:** $67,963
  - Compare to County Median: 121.6%
- **Education Level (% of Pop):**
  - Less than 9th grade: 6.0%
  - Some High School: 7.3%
  - High school diploma: 21.3%
  - Some college: 36.0%
  - College degree: 18.2%
  - Advance Degree: 10.3%
- **Unemployed:** 12.7%
- **Households Receiving Public Assistance:**
  - Persons in Poverty: 9.3%
  - Persons Disabled: 12.9%

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### Housing Characteristics

- **Total Units (2010):** 541
- **Occupancy:**
  - Owner Occupied: 47.5%
  - Renter Occupied: 52.5%
- **Vacancy:**
  - Vacant Units: 2.4%
- **Type of Units:**
  - Single Family: 53.3%
  - Multi-Family: 2.9%
  - Mobile Homes Boats RV: 43.8%
- **Age of Units:**
  - Built 1990 or later: 35%
  - Built 1980 to 1989: 33%
  - Built 1970 to 1979: 21%
  - Built 1960 to 1969: 17%
  - Built 1950 to 1959: 10%
  - Built 1940 to 1949: 2%
  - Built Before 1940: 2%
- **Persons Per Occupied Unit:** 2.9
- **Overcrowded Total:**
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 21.3%
- **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>
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<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>1.9%</td>
<td>1.9%</td>
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<tr>
<td>$500-749</td>
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<td>1.2%</td>
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<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>13.2%</td>
<td>0.8%</td>
<td>1.9%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>1.6%</td>
<td>34.5%</td>
<td>23.3%</td>
<td>16.3%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.6%</td>
</tr>
</tbody>
</table>