**Physical Description**
This rural area is predominantly single family, owner-occupied residential, with a few multi-family units scattered throughout and two Mobile Home Trailer Parks. The area also consists of large horse properties, agriculture properties, and large vacant lots. Approximately 28% of the housing is renter-occupied. The overall housing stock is in fair condition and about 12% is vacant. Some residential areas need street repaving and trash clean-up. There are local commercial uses along Pearblossom Highway (State HWY 138) and Palmdale Boulevard that are in fair condition.
Community Development Needs

Intensive investment is needed to repair and rehabilitate poorly maintained residential and commercial properties. Trash clean-up and street repaving is also needed.
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Public works improvements
- Trash clean-up
- Commercial façade revitalization

Commercial Businesses

Closed Businesses

Accumulated Trash and Debris
Strategy Area: **Unincorporated Pearblossom**  
District: 5  
Census Tracts/Block Groups: 9100.02/all: 1-3, 9101.01/all: 1  

**Designation:** Level III  

### Demographic Characteristics

- **Total Population (2010):** 5,315  
- **Race/Ethnicity (% of Pop):**  
  - Hispanic: 60.2%  
  - White: 26.9%  
  - Black: 9.1%  
  - Two or More Races: 1.7%  
  - Asian: 1.3%  
  - Native Hawaiian: 0.6%  
  - Some Other Race: 0.2%  
- **Low- and Moderate-Income Persons:** 67.8%  
- **Median Income:** $47,963  
  - Compare to County Median: 85.8%  
- **Education Level (% of Pop):**  
  - Less than 9th grade: 16.9%  
  - Some High School: 17.4%  
  - High school diploma: 28.7%  
  - Some college: 26.0%  
  - College degree: 7.6%  
  - Advance Degree: 2.9%  
- **Unemployed:** 14.5%  
- **Households Receiving Public Assistance:** 9.7%  
- **Persons in Poverty:** 24.4%  
- **Persons Disabled:** 15.5%  

### Housing Characteristics

- **Total Units (2010):** 1,665  
- **Occupancy:**  
  - Owner Occupied: 71.5%  
  - Renter Occupied: 28.4%  
- **Vacancy:**  
  - Vacant Units: 12.4%  
- **Type of Units:**  
  - Single Family: 91.4%  
  - Multi-Family: 4.9%  
  - Mobile Homes Boats RV: 3.5%  
- **Age of Units:**  
  - Built 1990 or later: 37%  
  - Built 1980 to 1989: 21%  
  - Built 1970 to 1979: 10%  
  - Built 1960 to 1969: 4%  
  - Built 1950 to 1959: 4%  
  - Built 1940 to 1949: 3%  
  - Built Before 1940: 37%  
- **Persons Per Occupied Unit:** 3.5  
- **Overcrowded Total:** 11.8%  
  - Overcrowded Owners: 11.9%  
  - Overcrowded Renters: 11.5%  
- **Bedrooms by Gross Rent:**  

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
</tr>
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<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>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
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<td>0.0%</td>
<td>0.2%</td>
<td>0.0%</td>
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<tr>
<td>$500-749</td>
<td>0.5%</td>
<td>5.3%</td>
<td>4.3%</td>
<td>2.2%</td>
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<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>2.9%</td>
<td>3.6%</td>
<td>10.6%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>8.4%</td>
<td>1.0%</td>
<td>53.0%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>3.1%</td>
<td>0.0%</td>
<td>3.6%</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

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