Unincorporated Quartz Hill – Area Overview

Physical Description
Unincorporated Quartz Hill consists of two strategy areas. The southern strategy area, Unincorporated Quartz Hill III contains mostly single family residential on large lots, while the northern strategy area, Quartz Hill II has a more diverse housing stock that includes, in addition to single family residential, multi-family housing, apartments, and a Mobile Home Park. The housing ranges from fair to standard condition. Commercial uses exist in both areas along major thoroughfares and are in standard condition.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some areas require street repairs and trash clean-up.
**Physical Description**
This area predominantly consists of owner-occupied, single family residential properties, on large lots. The homes are generally in fair condition, with about 10% being newer infill housing. Commercial businesses are located along 10th Street W and Elizabeth Lake Road, all in good to standard condition. The streets are in fair condition, with a few needing resurfacing.
**Community Development Needs**
Residential investment is needed in specific areas to encourage private property improvements, including minor to major rehabilitation. Some of the streets need to be repaved. This area would benefit from a trash clean-up program.

**Public/Private Investment Opportunities**
- Housing rehabilitation/minor home repairs
- Street pavement improvements
- Trash clean-up
Commercial Businesses

Accumulated Trash and Debris
Strategy Area: **Unincorporated Quartz Hill III**

Census Tracts/Block Groups: 9102.08/all: 2

**Designation:** Level III

### Demographic Characteristics

**Total Population (2010):** 1,717

**Race/Ethnicity (% of Pop):**
- Hispanic: 52.0%
- White: 28.0%
- Black: 11.0%
- Asian: 6.2%
- Two or More Races: 2.7%
- Some Other Race: 0.1%

**Low- and Moderate-Income Persons:** 56.0%

**Median Income:** $66,399
  - Compare to County Median: 118.8%

**Education Level (% of Pop):**
- Less than 9th grade: 4.5%
- Some High School: 11.4%
- High school diploma: 26.3%
- Some college: 39.3%
- College degree: 11.9%
- Advance Degree: 6.0%

**Unemployed:** 11.7%

**Households Receiving Public Assistance:** 4.5%

**Persons in Poverty:** 8.7%

**Persons Disabled:** 10.5%

### Housing Characteristics

**Total Units (2010):** 535

**Occupancy:**
- Owner Occupied: 68.7%
- Renter Occupied: 31.3%

**Vacancy:**
- Vacant Units: 10.1%

**Type of Units:**
- Single Family: 94.1%
- Multi-Family: 5.9%
- Mobile Homes Boats RV: 0.0%

**Age of Units:**
- Built 1990 or later: 40%
- Built 1980 to 1989: 27%
- Built 1970 to 1979: 9%
- Built 1960 to 1969: 3%
- Built 1950 to 1959: 21%
- Built 1940 to 1949: 0%
- Built Before 1940: 0%

**Persons Per Occupied Unit:** 3.7

**Overcrowded Total:**
- Overcrowded Owners: 3.6%
- Overcrowded Renters: 4.6%

**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>
</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>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>0.0%</td>
<td>8.6%</td>
<td>2.6%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>5.3%</td>
<td>2.6%</td>
<td>2.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>3.3%</td>
<td>0.0%</td>
<td>2.0%</td>
<td>68.9%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>2.0%</td>
</tr>
</tbody>
</table>

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Physical Description
This strategy area contains a mixture of housing: large residential horse properties, apartments, and newer subdivisions, all in good to standard condition. Commercial businesses are located along 50th Street W and W Avenue K-8, all in good to standard condition. The area also contains the Quartz Hill Mobile Home Park. About 68% of the homes are owner-occupied and about 79% were built after 1969. The mobile homes are in fair to good condition, with some needing minor and major rehabilitation. The streets are in fair condition, with a few needing resurfacing.
Single Family Housing

Mobile Home Park

Multi-Family Housing
Community Development Needs
About 25% of the mobile homes need minor to major rehabilitation and about 15% of the single family residential properties need maintenance/minor rehabilitation. Some of the streets need to be repaved.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street pavement improvements
Strategy Area: **Unincorporated Quartz Hill II**

Census Tracts/Block Groups: 9011.01/all: 1-2, 9011.02/all: 1-3

**District: 5**

**Designation:** **Level II**

### Demographic Characteristics

**Total Population (2010):** 8,516

**Race/Ethnicity (% of Pop):**
- White 51.8%
- Hispanic 34.9%
- Black 8.5%
- Asian 3.1%
- Two or More Races 1.3%
- American Indian 0.4%

**Low- and Moderate-Income Persons:** 59.6%

**Median Income:** $55,935
  - Compare to County Median 100.1%

**Education Level (% of Pop):**
- Less than 9th grade: 4.5%
- Some High School: 8.7%
- High school diploma: 35.1%
- Some college: 32.7%
- College degree: 11.7%
- Advance Degree: 6.9%

**Unemployed:** 12.0%

### Housing Characteristics

**Total Units (2010):** 2,975

**Occupancy:**
- Owner Occupied 67.5%
- Renter Occupied 32.5%

**Vacancy:**
- Vacant Units 8.7%

**Type of Units:**
- Single Family 81.6%
- Multi-Family 11.1%
- Mobile Homes Boats RV 7.3%

**Age of Units:**
- Built 1990 or later 35%
- Built 1980 to 1989 23%
- Built 1970 to 1979 14%
- Built 1960 to 1969 12%
- Built 1950 to 1959 10%
- Built 1940 to 1949 8%
- Built Before 1940 2%

**Persons Per Occupied Unit:** 3.0

### Overcrowded Total:
- Overcrowded Owners 1.2%
- Overcrowded Renters 1.8%

### Persons in Poverty:
- Low- and Moderate-Income Persons 59.6%
- Age 18 and Over 18.3%
- Persons Disabled 10.3%

**Persons Per Household:**
- Less than 4 persons 62.2%
- 4 persons or more 22.5%

**Persons Receiving Public Assistance:**
- 5.2%

**Persons Receiving Public Assistance by Income:**
- Less than $200 0.0%
- $200-$499 0.0%
- $500-$749 0.5%
- $750-$999 0.7%
- $1000 or More 0.0%

**Persons Receiving Public Assistance by Rent:**
- No Cash Rent 5.2%
- $200-$499 0.0%
- $500-$749 0.5%
- $750-$999 0.8%
- $1000 or More 0.0%

**Persons Receiving Public Assistance by Rent:**
- $200-$499 0.0%
- $500-$749 0.5%
- $750-$999 0.8%
- $1000 or More 0.0%

**Bedrooms by Gross Rent:**

<table>
<thead>
<tr>
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<th>200-499</th>
<th>500-749</th>
<th>750-999</th>
<th>$1000 or More</th>
<th>No Cash Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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<tr>
<td>1</td>
<td>0.0%</td>
<td>0.0%</td>
<td>4.9%</td>
<td>5.5%</td>
<td>1.5%</td>
<td>0.0%</td>
</tr>
<tr>
<td>2</td>
<td>0.0%</td>
<td>0.0%</td>
<td>2.1%</td>
<td>5.5%</td>
<td>5.8%</td>
<td>0.0%</td>
</tr>
<tr>
<td>3+</td>
<td>1.6%</td>
<td>1.5%</td>
<td>0.8%</td>
<td>2.1%</td>
<td>46.2%</td>
<td>1.5%</td>
</tr>
</tbody>
</table>

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