Unincorporated Valinda – Area Overview

Physical Description
Unincorporated Valinda consists of two strategy areas. Unincorporated Valinda III is the smaller area of the two. This is a predominantly single family, owner-occupied residential area with big lots. The homes are in good to fair condition with about 40% showing signs of significant deterioration. Many yards are poorly maintained and many of the sidewalks and streets need repair. Unincorporated Valinda II is the larger adjacent area to the west and south and comprises mostly single family residential in standard condition, however, the yards are not maintained well. The commercial and industrial uses that exist along Amar Road need façade and minor rehabilitation. Graffiti is found throughout the area.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks and streets need minor repair or replacement altogether. Graffiti removal efforts should continue to be implemented. The commercial and industrial uses along Amar Road need façade and minor rehabilitation improvements.
**Physical Description**

This is a predominantly single family residential area with large lots. More than 87% of the units are owner-occupied, and 30% of the renter households are overcrowded. The homes are mostly in good condition, but about 40% show signs of significant deterioration. Many yards are poorly maintained.
Community Development Needs
Selective investment is needed to rehabilitate residential properties. Paint and clean-up efforts are recommended. Sidewalks, driveways, and street repairs are needed.

Single Family Housing

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Public works improvements
Strategy Area: **Unincorporated Valinda III**

Census Tracts/Block Groups: 4079.00/1

**Designation: Level III**

### Demographic Characteristics

- **Total Population (2010):** 1,712
- **Race/Ethnicity (% of Pop):**
  - Hispanic 60.9%
  - White 10.0%
  - Black 3.4%
  - Native Hawaiian 0.4%
  - Two or More Races 3.2%
  - Some Other Race 0.5%
- **Low- and Moderate-Income Persons:** 54.1%
- **Median Income:** $76,705
  - Compare to County Median: 137.3%
- **Education Level (% of Pop):**
  - Less than 9th grade: 8.2%
  - Some High School: 12.1%
  - High school diploma: 32.1%
  - Some college: 25.1%
  - College degree: 18.7%
  - Advance Degree: 3.3%
- **Unemployed:** 11.7%
- **Households Receiving Public Assistance:** 7.1%
- **Persons in Poverty:** 14.5%
- **Persons Disabled:** 10.6%

### Housing Characteristics

- **Total Units (2010):** 419
- **Occupancy:**
  - Owner Occupied 87.2%
  - Renter Occupied 12.8%
- **Vacancy:**
  - Vacant Units 5.3%
- **Type of Units:**
  - Single Family 99.3%
  - Multi-Family 0.7%
  - Mobile Homes Boats RV 0.0%
- **Age of Units:**
  - Built 1990 or later: 41%
  - Built 1980 to 1989: 2%
  - Built 1970 to 1979: 15%
  - Built 1960 to 1969: 28%
  - Built 1950 to 1959: 5%
  - Built 1940 to 1949: 2%
  - Built Before 1940: 7%
- **Persons Per Occupied Unit:** 4.2
- **Overcrowded Total:** 7.9%
  - Overcrowded Owners: 4.7%
  - Overcrowded Renters: 30.0%
- **Bedrooms by Gross Rent:**

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<tr>
<th>Gross Rent</th>
<th>0-199</th>
<th>200-299</th>
<th>300-499</th>
<th>500-749</th>
<th>750-999</th>
<th>$1000 or More</th>
<th>No Cash Rent</th>
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<tbody>
<tr>
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<td>$1000 or More</td>
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<td>20.0%</td>
<td>52.0%</td>
<td>0.0%</td>
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<tr>
<td>No Cash Rent</td>
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District 1 – Unincorporated Valinda II
Level II – Selective Investment
CENSUS TRACT(s)/BLOCK GROUP(s):  4075.01/all: 1-3, 4075.02/all: 1-3, 4078.01/all: 1-3, 4078.02/all: 1-2

Physical Description
This area consists of four Census Tracts and is a predominantly single family residential area with large lots and newer in-fills. More than 73% of the units are owner-occupied, and nearly 14% of the households are overcrowded. The homes are mostly in standard condition, but about 20% show signs of significant deterioration. Many yards are poorly maintained. Some of the neighborhoods do not have sidewalks. Commercial and semi-industrial uses along Amar Road need façade to minor rehabilitation. Graffiti is found throughout the area.
Single Family Housing

Community Development Needs
Selective investment is needed to rehabilitate residential properties. Paint and clean-up efforts are recommended. Sidewalks, driveways, and streets need repair.

Deep Lots Accommodate Multi-Family Housing
Community Development Needs
Minor commercial rehabilitation and façade improvements are also needed along Amar Road.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Public works improvements
- Minor commercial rehabilitation and façade improvements
- Graffiti abatement
Strategy Area: **Unincorporated Valinda II**  
District: 1  
Census Tracts/Block Groups: 4075.01/all: 1-3, 4075.02/all: 1-3, 4078.01/all: 1-3, 4078.02/all: 1-2

Designation: **Level II**

**Demographic Characteristics**

- Total Population (2010): 14,298
- Race/Ethnicity (% of Pop):
  - Hispanic: 79.9%
  - Black: 1.4%
  - Asian: 11.4%
  - White: 6.5%
  - Native Hawaiian: 0.1%
  - Two or More Races: 0.7%
- Low- and Moderate-Income Persons: 59.6%
- Median Income: $61,659
  - Compare to County Median: 110.4%
- Education Level (% of Pop):
  - Less than 9th grade: 22.9%
  - Some High School: 12.5%
  - High school diploma: 30.2%
  - Some college: 21.9%
  - College degree: 9.8%
  - Advance Degree: 2.5%
- Unemployed: 10.9%
- Households Receiving Public Assistance: 3.9%
- Persons in Poverty: 12.6%
- Persons Disabled: 9.9%

**Housing Characteristics**

- Total Units (2010): 3,169
  - Owner Occupied: 73.2%
  - Renter Occupied: 26.8%
- Vacancy:
  - Vacant Units: 3.5%
- Type of Units:
  - Single Family: 94.6%
  - Multi-Family: 4.7%
  - Mobile Homes Boats RV: 0.7%
- Age of Units:
  - Built 1990 or later: 4%
  - Built 1980 to 1989: 5%
  - Built 1970 to 1979: 4%
  - Built 1960 to 1969: 21%
  - Built 1950 to 1959: 58%
  - Built 1940 to 1949: 3%
  - Built Before 1940: 5%
- Persons Per Occupied Unit: 4.7
- Overcrowded Total: 14.3%
  - Overcrowded Owners: 12.6%
  - Overcrowded Renters: 18.8%
- Bedrooms by Gross Rent:
  - None: 0.0%
  - $0-199: 0.0%
  - $200-299: 0.0%
  - $300-499: 0.0%
  - $500-749: 0.0%
  - $750-999: 0.0%
  - $1000 or More: 0.6%
  - No Cash Rent: 0.0%

Demographic Characteristics

Housing Characteristics