Physical Description
This hilly area consists of single family, owner-occupied residential homes. Residents have pride in ownership. Homes are in good condition with about 10% of dwellings needing minor repair. Some streets in this area need repair.
Community Development Needs
Limited investment is needed. Dwellings are in need of minor repair. Street repairs are also needed in this area, especially on Vernon Avenue.

Private/Public Investment Opportunities
- Minor home repairs
- Street repairs
Strategy Area: **Unincorporated View Park/Windsor Hills**  
District: **2**  
Census Tracts/Block Groups: **7032.00/3**  
Designation: **Level I**

**Demographic Characteristics**

- **Total Population (2010):** 713
- **Race/Ethnicity (% of Pop):**
  - Black: 47.7%
  - White: 10.1%
  - Hispanic: 31.2%
  - Two or More Races: 9.5%
  - Some Other Race: 1.5%
- **Low- and Moderate-Income Persons:** 78.6%
- **Median Income:** $95,132  
  - Compare to County Median: 170.3%
- **Education Level (% of Pop):**
  - Less than 9th grade: 0.0%
  - Some High School: 12.1%
  - High school diploma: 21.7%
  - Some college: 31.5%
  - College degree: 14.0%
  - Advance Degree: 20.7%
- **Unemployed:** 12.7%
- **Households Receiving Public Assistance:**
  - Persons in Poverty: 11.0%
  - Persons Disabled: 13.8%
- **Persons in Poverty:** 11.0%
- **Persons Disabled:** 13.8%

**Housing Characteristics**

- **Total Units (2010):** 271
- **Occupancy:**
  - Owner Occupied: 81.3%
  - Renter Occupied: 18.7%
- **Vacancy:**
  - Vacant Units: 0.0%
- **Type of Units:**
  - Single Family: 81.3%
  - Multi-Family: 18.7%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 38%
  - Built 1980 to 1989: 13%
  - Built 1970 to 1979: 17%
  - Built 1960 to 1969: 11%
  - Built 1950 to 1959: 14%
  - Built 1940 to 1949: 14%
  - Built Before 1940: 4%
- **Persons Per Occupied Unit:** 2.7
- **Overcrowded Total:** 0.0%
  - Overcrowded Owners: 0.0%
  - Overcrowded Renters: 0.0%
- **Bedrooms by Gross Rent:**
  - $0-199: 0.0%  
  - $200-299: 0.0%  
  - $300-499: 0.0%  
  - $500-749: 0.0%  
  - $750-999: 0.0%  
  - $1000 or More: 29.2%  
  - No Cash Rent: 70.8%  
  - 0.0%