Unincorporated West Valinda – Area Overview

Physical Description
Unincorporated West Valinda consists of two strategy areas. Unincorporated West Valinda III is the larger area of the two and is predominantly single family, owner-occupied residential. Some of the houses have single-car garages. The homes are in fair condition with about 50% requiring some level of maintenance and rehabilitation. The streets in this area need repair. Unincorporated West Valinda II is the smaller area and comprises mostly of single family residential in standard condition on tree lined streets. The streets and driveways are also in need of repair.

Community Development Needs
Residential investment is needed in specific areas to encourage private property improvements, including minor or major rehabilitation. Some sidewalks, driveways, and streets need minor repair or replacement altogether.
Physical Description
These three Census Tracts contain predominantly single family, owner-occupied residential units. The majority of the units are in fair condition some with single-car garages. About 76% of the dwelling units are owner-occupied, 91% are single family, and nearly 14% of the households are overcrowded.
Community Development Needs
This area needs intensive investment to improve the overall quality housing stock. About 50% of the dwelling units appear to require some level of rehabilitation and maintenance. Streets need improvement.

Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street improvements
Strategy Area: **Unincorporated West Valinda III**  
Census Tracts/Block Groups: 4069.02/2, 4070.01/all: 1-3, 4073.01/all: 1-4

**Demographic Characteristics**

- Total Population (2010): 8,110
- Hispanic: 85.1%
- Race/Ethnicity (% of Pop):
  - Asian: 8.7%
  - Black: 0.6%
  - American Indian: 0.2%

- Low- and Moderate-Income Persons: 58.1%
- Median Income: $66,818
  - Compare to County Median: 119.6%

**Education Level (% of Pop):**
- Less than 9th grade: 22.2%
- Some High School: 11.8%
- High school diploma: 34.1%
- Some college: 22.8%
- College degree: 6.9%
- Advance Degree: 1.7%

**Unemployed:** 11.6%

**Households Receiving Public Assistance:** 6.3%

**Persons in Poverty:** 10.0%

**Persons Disabled:** 11.4%

**Median Income:**
- $66,818
- Compare to County Median: 119.6%

**Vacancy:**
- Vacant Units: 3.4%

**Race/Ethnicity (% of Pop):**
- Hispanic: 85.1%
- Non-Hispanic: 14.9%
- White: 5.2%
- Black: 0.6%
- American Indian: 0.2%
- Two or More Races: 0.2%

**Occupancy:**
- Owner Occupied: 76.3%
- Renter Occupied: 23.7%

**Total Units (2010):**
- 1,723

**Total Population (2010):**
- 8,110

**Vacancy:**
- Vacant Units: 3.4%

**Type of Units:**
- Single Family: 91.0%
- Multi-Family: 7.9%
- Mobile Homes Boats RV: 1.1%

**Age of Units:**
- Built 1990 or later: 75%
- Built 1980 to 1989: 6%
- Built 1970 to 1979: 8%
- Built 1960 to 1969: 6%
- Built 1950 to 1959: 3%
- Built 1940 to 1949: 3%
- Built Before 1940: 2%

**Persons Per Occupied Unit:**
- 4.6

**Persons in Poverty:**
- 10.0%

**Persons Disabled:**
- 11.4%

**Persons Receiving Public Assistance:**
- 6.3%

**Housing Characteristics**

**Persons Per Occupied Unit:**
- 4.6

**Overcrowded Total:**
- 13.7%

- Overcrowded Owners: 14.8%
- Overcrowded Renters: 10.4%

**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>
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<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
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<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$500-749</td>
<td>2.7%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>1.5%</td>
</tr>
<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>1.7%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>3.7%</td>
<td>17.6%</td>
<td>62.6%</td>
</tr>
</tbody>
</table>

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<tr>
<td>No Cash Rent</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>8.9%</td>
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**Physical Description**

This area has tree lined streets and residents have pride in homeownership. This area is predominantly a single family residential development, mostly in standard condition. About 12% of the households are overcrowded.
Public/Private Investment Opportunities
- Housing rehabilitation/minor home repairs
- Street repair

Community Development Needs
Selective investment is recommended for individual residential properties that exhibit deferred maintenance and rehabilitation needs, about 35% need minor rehabilitation. Some streets and driveways may need repaving or repair.
Strategy Area: **Unincorporated West Valinda II**

Census Tracts/Block Groups: 4069.01./all: 2-3

**Designation:** Level II

### Demographic Characteristics

- **Total Population (2010):** 1,914
- **Low- and Moderate-Income Persons:** 68.9%
- **Median Income:** $53,007
- **Unemployed:** 8.2%
- **Households Receiving Public Assistance:** 3.1%
- **Persons in Poverty:** 19.4%
- **Persons Disabled:** 10.0%
- **Race/Ethnicity (% of Pop):**
  - Hispanic 83.4%
  - White 6.8%
  - Black 1.0%
  - Asian 8.8%
- **Education Level (% of Pop):**
  - Less than 9th grade: 13.6%
  - Some High School: 11.4%
  - High school diploma: 34.2%
  - Some college: 29.9%
  - College degree: 6.5%
  - Advance Degree: 3.6%
- **Median Income:** $53,007
- **Compare to County Median:** 94.9%
- **Unemployed:** 8.2%
- **Households Receiving Public Assistance:** 3.1%
- **Persons in Poverty:** 19.4%
- **Persons Disabled:** 10.0%

### Housing Characteristics

- **Total Units (2010):** 493
- **Occupancy:**
  - Owner Occupied: 52.5%
  - Renter Occupied: 47.5%
- **Vacancy:**
  - Vacant Units: 4.0%
- **Type of Units:**
  - Single Family: 73.9%
  - Multi-Family: 26.1%
  - Mobile Homes Boats RV: 0.0%
- **Age of Units:**
  - Built 1990 or later: 3%
  - Built 1980 to 1989: 5%
  - Built 1970 to 1979: 14%
  - Built 1960 to 1969: 18%
  - Built 1950 to 1959: 10%
  - Built 1940 to 1949: 0%
  - Built Before 1940: 0%
- **Persons Per Occupied Unit:** 3.8
- **Overcrowded Total:**
  - Overcrowded Owners: 12.4%
  - Overcrowded Renters: 13.0%
- **Bedrooms by Gross Rent:**

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