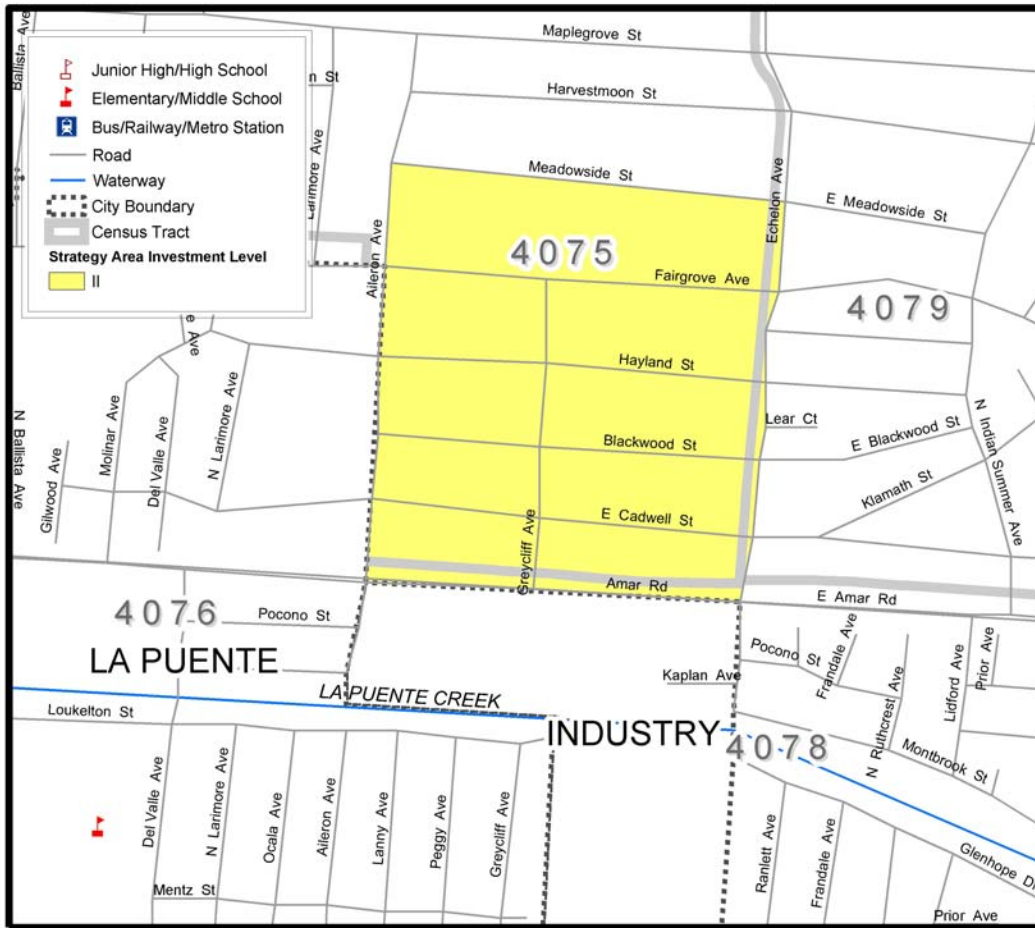


Valinda



Physical Description

This is a predominantly single-family residential area with large lots. More than 60% of the units are owner-occupied, and nearly 20% of the households are overcrowded. The homes are mostly in standard condition, but about 10% show signs of significant deterioration. Many yards are poorly maintained. Commercial and semi-industrial uses on Amar Road need façade to minor rehabilitation.

Community Development Needs

Selective investment is needed to rehabilitate residential properties. Paint-up/clean-up efforts are recommended. Streetlights, sidewalks, curbs, and gutters are needed on a majority of the streets. Minor commercial rehabilitation and façade improvements are also needed along Amar Road.

STRATEGY AREA: Valinda

DISTRICT: 1

CENSUS TRACT(S)/BLOCK GROUP(S): 4075.00/2

DESIGNATION: II – Selective Investment

| |
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| <p>PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES Housing rehabilitation/minor home repairs Neighborhood cleanup Public works improvements Minor commercial rehabilitation and façade improvements</p> |
|--|

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 1,607 | Total Units | 359 | | | |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 10.3% | Renter-Occupied | 39.5% | | | |
| Black | 0.0% | Owner-Occupied | 60.5% | | | |
| Asian | 5.3% | Vacant Units | 10 | | | |
| American Indian/Alaskan Native | 0.0% | (% of Total Units) | 2.8% | | | |
| Native Hawaiian/Other Pacific Islander | 0.0% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | 97.2% | | | |
| Two or more Races | 0.8% | Duplex/Multifamily | 2.8% | | | |
| Hispanic | 83.6% | Mobile Home, Boat, RV, etc | 0.0% | | | |
| Low-Income persons | 51.6% | Age of Units | | | | |
| Median Income | \$38,833 | Built before 1940 | 2.8% | | | |
| Compared to County Median | 92.0% | Built 1940 to 1949 | 10.0% | | | |
| Education Level (% of Pop.) | | Built 1950 to 1979 | 80.2% | | | |
| Less than 9th grade | 23.4% | Built 1980 or later | 7.0% | | | |
| Some High School | 21.8% | Persons per Occupied Unit | 4.6 | | | |
| High School Diploma | 36.3% | Overcrowded | 20% | | | |
| Some College | 14.0% | Renters | 17.8% | | | |
| College Degree | 4.5% | Owners | 21.2% | | | |
| Advanced/Graduate Degree | 0.0% | Bedrooms by Gross Rent | | | | |
| | | (% of Total Rentals) | | | | |
| Unemployed | 8.8% | | None | 1 | 2 | 3 |
| Male (of % employable males) | 7.2% | \$0-199 | 0.0% | 0.0% | 0.0% | 0.0% |
| Female (of % employable females) | 10.7% | \$200-299 | 7.2% | 0.0% | 0.0% | 0.0% |
| Households receiving Public Assistance | 4.4% | \$300-499 | 0.0% | 0.0% | 0.0% | 0.0% |
| Persons in Poverty | 23.3% | \$500-749 | 2.9% | 5.8% | 17.4% | 4.3% |
| | | \$750-999 | 0.0% | 12.3% | 24.6% | 14.5% |
| | | \$1000+ | 0.0% | 0.0% | 3.6% | 7.2% |