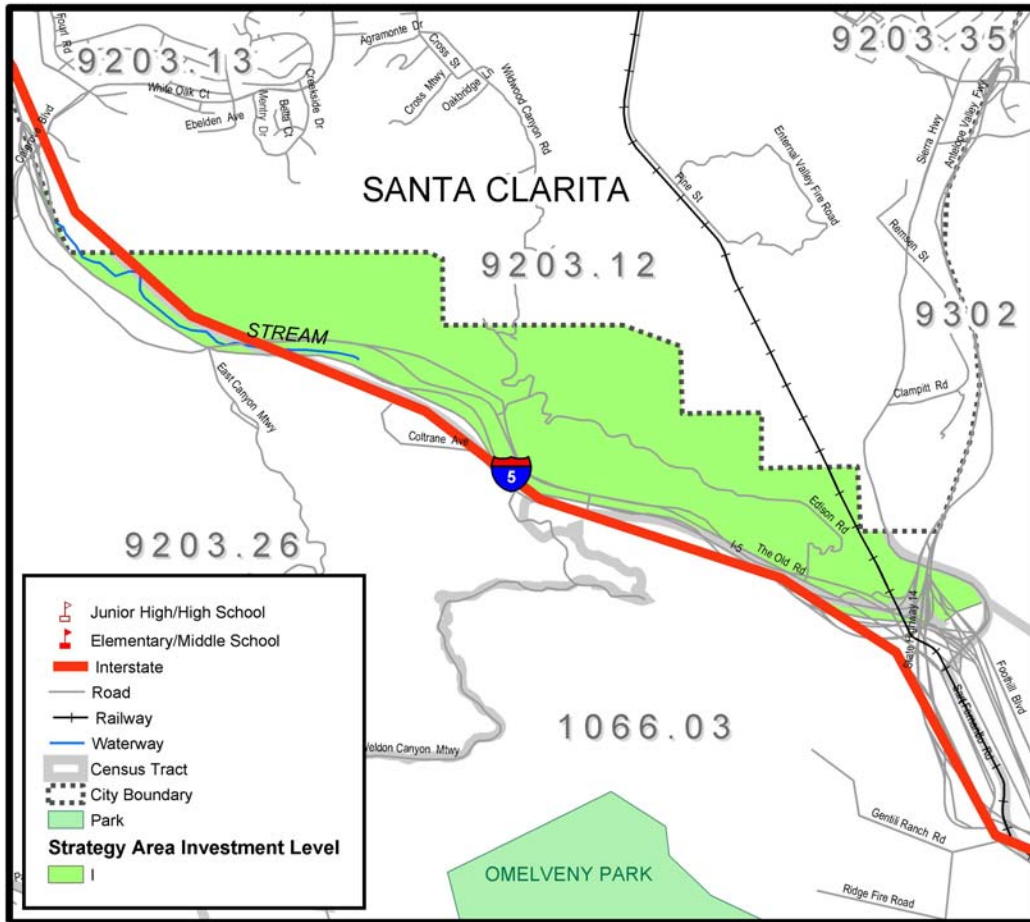


West Santa Clarita Valley (Stevenson Ranch)



Physical Description

This steeply-sloped area is largely rural land, containing half a dozen residences and one large mobile-home park, all in standard condition.

Due to Congressional redistricting, the adjusted population of this Strategy Area is 188.

Community Development Needs

Limited investment is needed, including minor home repairs for some of the housing units.

STRATEGY AREA: West Santa Clarita Valley (Stevenson Ranch) DISTRICT: 5

CENSUS TRACT(s)/BLOCK GROUP(s): 9203.12/all: 3

DESIGNATION: I – Limited Investment

PUBLIC/PRIVATE INVESTMENT OPPORTUNITIES
 Minor home repairs

| <u>POPULATION</u> | | <u>HOUSING</u> | | | | |
|---|----------|----------------------------------|-------------|----------|----------|----------|
| Total Population | 145 | Total Units | 87 | | | |
| Race/Ethnicity (% of Pop.) | | Occupancy | | | | |
| White | 51.7% | Renter-Occupied | 24.7% | | | |
| Black | 0.0% | Owner-Occupied | 75.3% | | | |
| Asian | 4.8% | Vacant Units | 14 | | | |
| American Indian/Alaskan Native | 5.5% | (% of Total Units) | 16.1% | | | |
| Native Hawaiian/Other Pacific Islander | 0.0% | Type of Units | | | | |
| Some other Race | 0.0% | Single-family units | 6.9% | | | |
| Two or more Races | 0.0% | Duplex/Multifamily | 0.0% | | | |
| Hispanic | 38.0% | Mobile Home, Boat, RV, etc | 93.1% | | | |
| Low-Income persons | 56.6% | Age of Units | | | | |
| Median Income | \$17,143 | Built before 1940 | 0.0% | | | |
| Compared to County Median | 40.6% | Built 1940 to 1949 | 0.0% | | | |
| Education Level (% of Pop.) | | Built 1950 to 1979 | 71.3% | | | |
| Less than 9th grade | 5.3% | Built 1980 or later | 28.7% | | | |
| Some High School | 25.3% | Persons per Occupied Unit | 2.0 | | | |
| High School Diploma | 5.3% | Overcrowded | 8.0% | | | |
| Some College | 52.6% | Renters | 0.0% | | | |
| College Degree | 11.6% | Owners | 11.0% | | | |
| Advanced/Graduate Degree | 0.0% | Bedrooms by Gross Rent | | | | |
| | | (% of Total Rentals) | | | | |
| Unemployed | 7.1% | | None | 1 | 2 | 3 |
| Male (of % employable males) | 0.0% | \$0-199 | 0.0% | 0.0% | 0.0% | 0.0% |
| Female (of % employable females) | 15.9% | \$200-299 | 0.0% | 0.0% | 0.0% | 0.0% |
| Households receiving Public Assistance | 13.5% | \$300-499 | 0.0% | 0.0% | 0.0% | 0.0% |
| Persons in Poverty | 39.3% | \$500-749 | 0.0% | 0.0% | 66.7% | 33.3% |
| | | \$750-999 | 0.0% | 0.0% | 0.0% | 0.0% |
| | | \$1000+ | 0.0% | 0.0% | 0.0% | 0.0% |