



Demographic and Socioeconomic Profile 2010

TRACT: 31.12

Population by Race

	Population	Percent
Total Population	4,574	100%
Hispanic	1,909	42%
Black	1,091	24%
Asian	1,007	22%
White	337	7%
Two or More	150	3%
Pacific Islander	71	2%
American Indian	5	<1%
Other	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,574	2,288	2,286	50%
Under 5	283	146	137	48%
5 to 9	340	180	160	47%
10 to 14	405	222	183	45%
15 to 17	275	146	129	47%
18 and 19	157	77	80	51%
20 to 24	358	190	168	47%
25 to 29	296	148	148	50%
30 to 34	270	128	142	53%
35 to 39	304	142	162	53%
40 to 44	290	147	143	49%
45 to 49	347	182	165	48%
50 to 54	329	154	175	53%
55 to 59	287	139	148	52%
60 and 61	113	57	56	50%
62 to 64	119	53	66	55%
65 to 69	150	65	85	57%
70 to 74	93	50	43	46%
75 to 79	72	27	45	63%
80 to 84	49	19	30	61%
85 and Older	37	16	21	57%
Under 18	1,303	694	609	47%
65 and older	401	177	224	56%
Median	33.2	31.4	34.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,546	100%
Never Married	1,300	37%
Married, excluding separated	1,671	47%
Separated	181	5%
Widowed	116	3%
Divorced	278	8%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B12001

Pop. by Household / Group Quarters Status

	Number	Percent
Total population	4,574	100%
Household	4,559	100%
Group Quarters - Other	15	<1%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%

Source: SANDAG, Current Estimates (2010)

Population by Age and Race

	Total	Hispanic	White	Black	American Indian	Asian	Pacific Islander	Other	Two or More
Total Pop.	4,574	1,909	337	1,091	5	1,007	71	4	150
Under 5	283	164	8	57	0	42	1	0	11
5 to 9	340	204	10	52	0	49	5	0	20
10 to 14	405	198	10	96	0	72	6	0	23
15 to 17	275	128	8	77	0	45	6	0	11
18 and 19	157	70	7	40	0	25	4	0	11
20 to 24	358	156	21	83	2	71	12	0	13
25 to 29	296	124	27	40	0	86	10	0	9
30 to 34	270	139	23	44	0	53	3	1	7
35 to 39	304	164	15	44	0	69	5	1	6
40 to 44	290	129	17	65	0	70	3	0	6
45 to 49	347	125	43	81	0	83	3	0	12
50 to 54	329	95	32	116	2	76	2	0	6
55 to 59	287	72	33	102	0	72	5	2	1
60 and 61	113	24	13	38	1	33	2	0	2
62 to 64	119	30	19	33	0	34	0	0	3
65 to 69	150	36	20	47	0	44	0	0	3
70 to 74	93	20	6	40	0	26	1	0	0
75 to 79	72	8	8	22	0	28	2	0	4
80 to 84	49	17	5	13	0	12	1	0	1
85 and Older	37	6	12	1	0	17	0	0	1
Under 18	1,303	694	36	282	0	208	18	0	65
65 and older	401	87	51	123	0	127	4	0	9
Median		26.4	47.6	41.0	51.3	39.4	25.8	55.0	19.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,291	100%
Speak Only English	2,259	53%
Speak Spanish:	984	23%
Speak English "well" or "very well"	571	13%
Speak English "not well" or "not at all"	413	10%
Speak Asian/Pacific Island language:	974	23%
Speak English "well" or "very well"	896	21%
Speak English "not well" or "not at all"	78	2%
Speak other language:	74	2%
Speak English "well" or "very well"	74	2%
Speak English "not well" or "not at all"	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

Educational Attainment

	Number	Percent
Total population age 25 and older	2,756	100%
Less than 9th grade	367	13%
9th through 12th grade, no diploma	236	9%
High school grad (incl. equivalency)	764	28%
Some college, no degree	676	25%
Associate degree	311	11%
Bachelor's degree	322	12%
Master's degree	62	2%
Professional school degree	9	<1%
Doctorate degree	9	<1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B15002

School Enrollment

	Total		Public School		Private School	
	Number	Percent	Number	Percent	Number	Percent
Total population age 3 and older	4,403	100%	---	---	---	---
Enrolled in school	1,414	32%	1,342	30%	72	2%
Nursery / Preschool	134	9%	134	10%	0	0%
Kindergarten to grade 4	428	30%	422	31%	6	8%
Grade 5 to grade 8	237	17%	228	17%	9	13%
Grade 9 to grade 12	277	20%	277	21%	0	0%
College, undergraduate	295	21%	264	20%	31	43%
Graduate or Professional school	43	3%	17	1%	26	36%
Not enrolled in school	2,989	68%	---	---	---	---

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B14002

Households by Type and Presence of Children Under 18

	Total		With Persons Under 18		Without Persons Under 18	
	Number	Percent	Number	Percent	Number	Percent
Total households	1,201	100%	599	100%	602	100%
Family Households:	1,020	85%	579	97%	441	73%
Married couple family	713	59%	363	61%	350	58%
Other family:	307	26%	216	36%	91	15%
Male householder, no wife	17	1%	17	3%	0	0%
Female householder, no husband	290	24%	199	33%	91	15%
Nonfamily households:	181	15%	20	3%	161	27%
Householder living alone	111	9%	----	----	----	----
Other nonfamily households	70	6%	----	----	----	----

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B11005

Housing Units by Type

	Number	Percent	Occupied	Unoccupied	Vacancy Rate	Persons per Household
Total Housing Units	1,226	100%	1201	25	2%	3.80
Single family (detached)	886	72%	867	19	2%	3.82
Single family (attached)	49	4%	45	4	8%	4.36
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	41	3%	39	2	5%	3.05
Mobile home and Other	250	20%	250	0	0%	3.74

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25024

Housing Value

	Number	Percent
Total Owner-Occupied Units	789	100%
Less than \$150,000	202	26%
\$150,000 to \$199,999	71	9%
\$200,000 to \$249,999	111	14%
\$250,000 to \$299,999	32	4%
\$300,000 to \$399,999	114	14%
\$400,000 to \$499,999	102	13%
\$500,000 to \$749,999	131	17%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	26	3%

Median Value **\$266,406**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

Year Structure Built

	Number	Percent
Total Housing units	1,226	100%
2005 or Later	30	2%
2000 to 2004	28	2%
1990 to 1999	35	3%
1980 to 1989	505	41%
1970 to 1979	501	41%
1960 to 1969	66	5%
1950 to 1959	50	4%
1940 to 1949	11	1%
1939 or earlier	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25034

Housing Units by Tenure and Occupants per Room

	Total		Renter Occupied		Owner Occupied	
	Number	Percent	Number	Percent	Number	Percent
Total occupied housing units	1,201	100%	412	100%	789	100%
1.00 occupant housing per room or less	1,085	90%	319	77%	766	97%
1.01 to 1.50 occupants per room	103	9%	85	21%	18	2%
1.51 to 2.00 occupants per room	8	1%	8	2%	0	0%
2.01 or more occupants per room	5	<1%	0	0%	5	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25014

Contract Rent

Renter Occupied Housing Units	Number	Percent
Total Units	412	100%
Less than \$500	0	0%
\$500 to \$599	27	7%
\$600 to \$699	86	21%
\$700 to \$799	27	7%
\$800 to \$899	0	0%
\$900 to \$999	45	11%
\$1,000 to \$1,249	23	6%
\$1,250 to \$1,499	25	6%
\$1,500 to \$1,999	77	19%
\$2,000 or more	93	23%
No cash rent	9	2%
Median contract rent	\$1,228	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25056

Gross Rent as a Percentage of Household Income

Renter Occupied Housing Units	Number	Percent
Total Units	412	100%
Less than 20 percent	59	14%
20.0 to 24.9 percent	5	1%
25.0 to 29.9 percent	88	21%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	112	27%
50.0 percent or more	139	34%
Not computed	9	2%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25070

Vehicle Availability

Occupied Housing Units	Number	Percent
Total Availability	1,201	100%
No vehicle	87	7%
1 vehicle	265	22%
2 vehicles	346	29%
3 vehicles	301	25%
4 or more vehicles	202	17%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25044

Place of Work

Workers age 16 and older	Number	Percent
Total Workers	1,804	100%
Worked in state of residence	1,804	100%
Worked in county of residence	1,804	100%
Worked outside county of residence	0	0%
Worked outside state of residence	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08007

Employment Status

	Male		Female	
	Total	Percent	Number	Percent
Population age 16 and older	3,455	100%	1,692	49%
In labor force	1,885	55%	975	52%
Armed forces	32	2%	27	84%
Civilian (employed)	1,691	90%	824	49%
Civilian (unemployed)	162	9%	124	77%
Not in labor force	1,570	45%	717	46%
Pct. of civilian labor force unemployed	8.7%		13.1%	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B23025

Means of Transportation to Work

Workers age 16 and older	Number	Percent
Total Workers	1,804	100%
Car, truck or van:	1,747	97%
Drove Alone	1,500	83%
Carpooled	247	14%
Public Transportation:	57	3%
Bus	57	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08301

Travel Time to Work

Workers age 16 and older	Number	Percent
Total Workers	1,804	100%
Did not work at home	1,804	100%
Less than 10 minutes	16	1%
10 to 19 minutes	256	14%
20 to 29 minutes	578	32%
30 to 44 minutes	799	44%
45 to 59 minutes	99	5%
60 to 89 minutes	56	3%
90 minutes or more	0	0%
Worked at home	0	0%
Average time to work (minutes)	32	--

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08303

Industry

Employed civilian population age 16 and older	Number	Percent
Total employed civilian age 16+	1,788	100%
Agriculture, forestry, mining	9	1%
Utilities	7	<1%
Construction	225	13%
Manufacturing	270	15%
Wholesale trade	62	3%
Retail trade	122	7%
Transportation & warehousing	108	6%
Information & communications	34	2%
Finance, insurance, & real estate	48	3%
Professional, scientific, management, administration	89	5%
Educational, social, & health services	404	23%
Art, entertainment, recreation, accommodations, food	93	5%
Other services	119	7%
Public administration	198	11%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24030

Occupation

Employed civilian population age 16 and older

Number Percent

Total employed civilian age 16+	1,788	100%
Management, professional & related:	526	29%
Management (incl. farm managers)	140	8%
Business & financial	78	4%
Computer & mathematical	0	0%
Architecture & engineering	52	3%
Life, physical & social science	26	1%
Community & social service	13	1%
Legal	9	1%
Education, training, & library	43	2%
Art, entertainment, sports & media	10	1%
Healthcare practitioners	155	9%
Service:	310	17%
Healthcare support	88	5%
Protective service	62	3%
Food preparation & serving	63	4%
Building & grounds cleaning / maintenance	80	4%
Personal care & service	17	1%
Sales & office	386	22%
Farming, fishing & forestry	9	1%
Construction, extraction & maintenance	188	11%
Production, transport & material moving	369	21%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

Household Income

Number Percent

Total Households	1,201	100%
Less than \$15,000	79	7%
\$15,000 to \$29,999	153	13%
\$30,000 to \$44,999	241	20%
\$45,000 to \$59,999	194	16%
\$60,000 to \$74,999	106	9%
\$75,000 to \$99,999	173	14%
\$100,000 to \$124,999	118	10%
\$125,000 to \$149,999	38	3%
\$150,000 to \$199,999	68	6%
\$200,000 or more	31	3%
Median Income	\$54,858	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,201	100%
With earnings	995	83%
With wage and salary income	921	77%
With self-employment income	148	12%
With interest, dividend, or net rental income	141	12%
With Social Security income	312	26%
With Supplemental Security income	101	8%
With public assistance income	74	6%
With retirement income	263	22%
With other types of income	207	17%

Note: "Earnings" is the sum of households with wage and salary income and/or self-employment income. Also, a household may have more than one income. Therefore, subsets will not sum to the total.

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B19051 - B19060

Ratio of Income to Poverty Level

Population for whom poverty status is determined

	Number	Percent
Total	4,533	100%
Under .50	334	7%
.50 to .99	300	7%
1.00 to 1.24	77	2%
1.25 to 1.49	435	10%
1.50 to 1.84	583	13%
1.85 to 1.99	212	5%
2.00 and over	2,592	57%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C17002

Poverty Status

Population for whom poverty status is determined

	Number	Percent
Total	4,533	100%
Above Poverty	3,899	86%
Below Poverty	634	14%

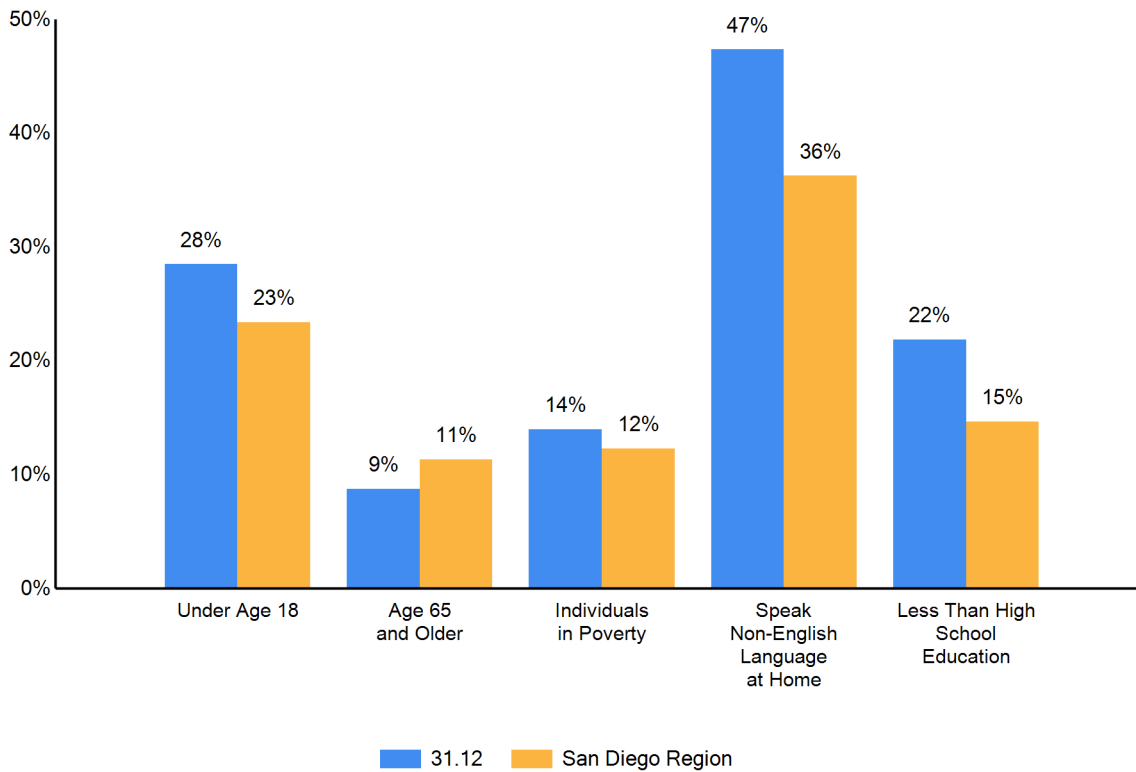
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
Total Families	1,020	579	441	922	481	441	98	98	0
Married couple family	713	363	350	677	327	350	36	36	0
Male householder, no wife present	17	17	0	17	17	0	0	0	0
Female householder, no husband present	290	199	91	228	137	91	62	62	0

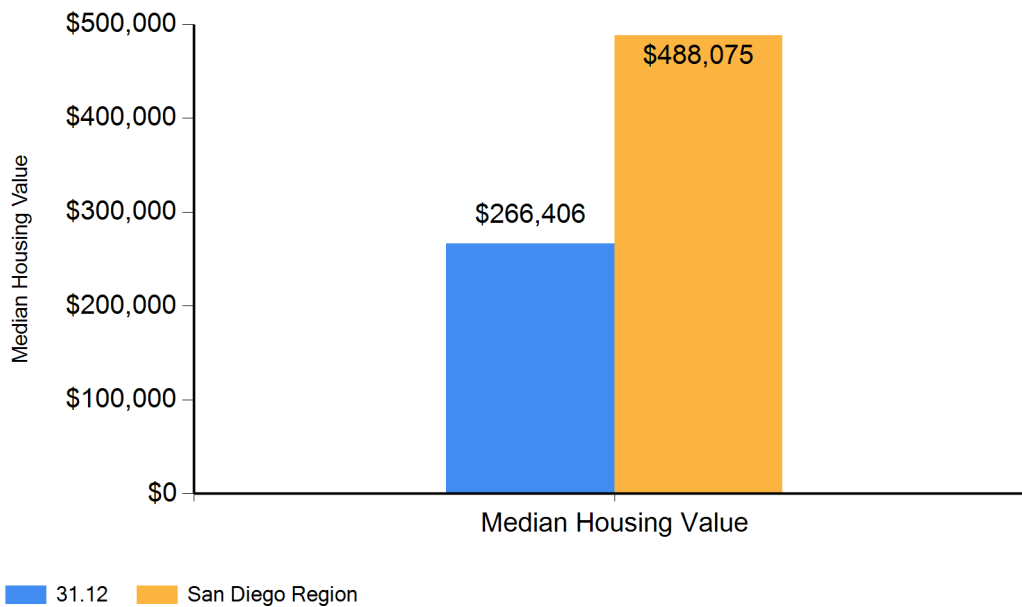
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

Demographic and Socioeconomic Characteristics



Source: SANDAG, Current Estimates (2010) and constructed from U.S. Census Bureau's American Community survey 2010 5 - year file

Median Housing Value



Source: SANDAG, Constructed from U.S. Census Bureau's American Community survey 2010 5 - year file, Table B25075