



Demographic and Socioeconomic Profile 2010

TRACT: 31.03

Population by Race

	Population	Percent
Total Population	6,256	100%
Hispanic	2,670	43%
Black	2,135	34%
Asian	715	11%
White	501	8%
Two or More	173	3%
Pacific Islander	41	1%
Other	16	<1%
American Indian	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,256	3,116	3,140	50%
Under 5	421	223	198	47%
5 to 9	417	232	185	44%
10 to 14	502	257	245	49%
15 to 17	346	156	190	55%
18 and 19	227	130	97	43%
20 to 24	494	258	236	48%
25 to 29	386	191	195	51%
30 to 34	338	178	160	47%
35 to 39	381	175	206	54%
40 to 44	435	222	213	49%
45 to 49	471	238	233	49%
50 to 54	471	225	246	52%
55 to 59	397	216	181	46%
60 and 61	134	57	77	57%
62 to 64	154	65	89	58%
65 to 69	192	91	101	53%
70 to 74	203	84	119	59%
75 to 79	149	64	85	57%
80 to 84	88	36	52	59%
85 and Older	50	18	32	64%
Under 18	1,686	868	818	49%
65 and older	682	293	389	57%
Median	35.0	33.1	36.6	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,916	100%
Never Married	1,649	34%
Married, excluding separated	2,513	51%
Separated	94	2%
Widowed	273	6%
Divorced	387	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	6,256	100%
Household	6,172	99%
Group Quarters - Other	84	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.	6,256	2,670	501	2,135	5	715	41	16	173
Under 5	421	245	16	105	0	36	0	1	18
5 to 9	417	225	11	126	0	34	2	1	18
10 to 14	502	268	15	151	0	38	7	1	22
15 to 17	346	176	14	119	0	22	2	0	13
18 and 19	227	109	9	81	0	21	1	0	6
20 to 24	494	240	31	147	0	62	2	2	10
25 to 29	386	188	54	75	0	49	2	1	17
30 to 34	338	172	29	78	0	42	4	3	10
35 to 39	381	188	28	96	1	53	2	0	13
40 to 44	435	196	33	149	1	46	5	1	4
45 to 49	471	186	59	152	1	63	2	2	6
50 to 54	471	153	52	192	1	59	4	0	10
55 to 59	397	132	56	142	0	60	2	2	3
60 and 61	134	26	23	61	0	21	0	1	2
62 to 64	154	42	13	78	0	17	2	0	2
65 to 69	192	34	17	102	1	31	1	0	6
70 to 74	203	39	13	126	0	18	2	0	5
75 to 79	149	29	12	88	0	15	1	1	3
80 to 84	88	15	9	43	0	17	0	0	4
85 and Older	50	7	7	24	0	11	0	0	1
Under 18	1,686	914	56	501	0	130	11	3	71
65 and older	682	124	58	383	1	92	4	1	19
Median		26.9	45.9	43.0	47.5	40.1	36.3	33.3	24.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,835	100%
Speak Only English	2,700	46%
Speak Spanish:	2,127	36%
Speak English "well" or "very well"	1,626	28%
Speak English "not well" or "not at all"	501	9%
Speak Asian/Pacific Island language:	965	17%
Speak English "well" or "very well"	526	9%
Speak English "not well" or "not at all"	439	8%
Speak other language:	43	1%
Speak English "well" or "very well"	43	1%
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	3,849	100%
Less than 9th grade	575	15%
9th through 12th grade, no diploma	310	8%
High school grad (incl. equivalency)	1,081	28%
Some college, no degree	1,054	27%
Associate degree	337	9%
Bachelor's degree	378	10%
Master's degree	78	2%
Professional school degree	36	1%
Doctorate degree	0	0%

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	6,004	100%	---	---	---	---
Enrolled in school	1,683	28%	1,584	26%	99	2%
Nursery / Preschool	105	6%	105	7%	0	0%
Kindergarten to grade 4	437	26%	437	28%	0	0%
Grade 5 to grade 8	501	30%	501	32%	0	0%
Grade 9 to grade 12	350	21%	350	22%	0	0%
College, undergraduate	265	16%	180	11%	85	86%
Graduate or Professional school	25	1%	11	1%	14	14%
Not enrolled in school	4,321	72%	---	---	---	---

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	1,596	100%	749	100%	847	100%
Family Households:	1,249	78%	749	100%	500	59%
Married couple family	856	54%	509	68%	347	41%
Other family:	393	25%	240	32%	153	18%
Male householder, no wife	161	10%	97	13%	64	8%
Female householder, no husband	232	15%	143	19%	89	11%
Nonfamily households:	347	22%	0	0%	347	41%
Householder living alone	266	17%	----	----	----	----
Other nonfamily households	81	5%	----	----	----	----

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	1,670	100%	1596	74	4%	3.87
Single family (detached)	1,588	95%	1,517	71	4%	3.84
Single family (attached)	76	5%	73	3	4%	4.23
2 to 4 units	6	<1%	6	0	0%	5.17
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
Mobile home and Other	0	0%	0	0	0%	0.00

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	1,247	100%
Less than \$150,000	74	6%
\$150,000 to \$199,999	50	4%
\$200,000 to \$249,999	207	17%
\$250,000 to \$299,999	114	9%
\$300,000 to \$399,999	320	26%
\$400,000 to \$499,999	355	28%
\$500,000 to \$749,999	122	10%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	5	<1%

Median Value **\$356,447**

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	1,670	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	15	1%
1980 to 1989	157	9%
1970 to 1979	400	24%
1960 to 1969	792	47%
1950 to 1959	175	10%
1940 to 1949	110	7%
1939 or earlier	21	1%

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	1,596	100%	349	100%	1,247	100%
1.00 occupant housing per room or less	1,390	87%	254	73%	1,136	91%
1.01 to 1.50 occupants per room	158	10%	59	17%	99	8%
1.51 to 2.00 occupants per room	48	3%	36	10%	12	1%
2.01 or more occupants per room	0	0%	0	0%	0	0%

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	349	100%
Less than \$500	21	6%
\$500 to \$599	0	0%
\$600 to \$699	15	4%
\$700 to \$799	26	7%
\$800 to \$899	6	2%
\$900 to \$999	34	10%
\$1,000 to \$1,249	76	22%
\$1,250 to \$1,499	57	16%
\$1,500 to \$1,999	69	20%
\$2,000 or more	0	0%
No cash rent	45	13%
Median contract rent	\$1,238	

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	349	100%
Less than 20 percent	41	12%
20.0 to 24.9 percent	0	0%
25.0 to 29.9 percent	78	22%
30.0 to 34.9 percent	60	17%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	12	3%
50.0 percent or more	106	30%
Not computed	52	15%

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	1,596	100%
No vehicle	129	8%
1 vehicle	295	18%
2 vehicles	566	35%
3 vehicles	327	20%
4 or more vehicles	279	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	2,349	100%
Worked in state of residence	2,332	99%
Worked in county of residence	2,311	98%
Worked outside county of residence	21	1%
Worked outside state of residence	17	1%

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	4,799	100%	2,350	49%
In labor force	2,673	56%	1,452	54%
Armed forces	42	2%	42	100%
Civilian (employed)	2,265	85%	1,260	56%
Civilian (unemployed)	366	14%	150	41%
Not in labor force	2,126	44%	898	42%
Pct. of civilian labor force unemployed	13.9%		10.6%	

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	2,349	100%
Car, truck or van:	2,214	94%
Drove Alone	1,838	78%
Carpooled	376	16%
Public Transportation:	54	2%
Bus	54	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	0	0%
Other means	27	1%
Worked at home	54	2%

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	2,349	100%
Did not work at home	2,295	98%
Less than 10 minutes	44	2%
10 to 19 minutes	328	14%
20 to 29 minutes	719	31%
30 to 44 minutes	683	29%
45 to 59 minutes	287	12%
60 to 89 minutes	127	5%
90 minutes or more	107	5%
Worked at home	54	2%
Average time to work (minutes)	38	--

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+	2,302	100%
Agriculture, forestry, mining	0	0%
Utilities	25	1%
Construction	138	6%
Manufacturing	110	5%
Wholesale trade	25	1%
Retail trade	261	11%
Transportation & warehousing	119	5%
Information & communications	62	3%
Finance, insurance, & real estate	142	6%
Professional, scientific, management, administration	174	8%
Educational, social, & health services	604	26%
Art, entertainment, recreation, accommodations, food	209	9%
Other services	205	9%
Public administration	228	10%

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+	2,302	100%
Management, professional & related:	676	29%
Management (incl. farm managers)	272	12%
Business & financial	54	2%
Computer & mathematical	46	2%
Architecture & engineering	44	2%
Life, physical & social science	0	0%
Community & social service	26	1%
Legal	0	0%
Education, training, & library	113	5%
Art, entertainment, sports & media	0	0%
Healthcare practitioners	121	5%
Service:	472	21%
Healthcare support	79	3%
Protective service	83	4%
Food preparation & serving	114	5%
Building & grounds cleaning / maintenance	156	7%
Personal care & service	40	2%
Sales & office	560	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	405	18%
Production, transport & material moving	189	8%

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

Household Income

Number Percent

Total Households	1,596	100%
Less than \$15,000	112	7%
\$15,000 to \$29,999	332	21%
\$30,000 to \$44,999	121	8%
\$45,000 to \$59,999	244	15%
\$60,000 to \$74,999	196	12%
\$75,000 to \$99,999	279	17%
\$100,000 to \$124,999	167	10%
\$125,000 to \$149,999	53	3%
\$150,000 to \$199,999	92	6%
\$200,000 or more	0	0%
Median Income	\$59,324	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,596	100%
With earnings	1,217	76%
With wage and salary income	1,186	74%
With self-employment income	92	6%
With interest, dividend, or net rental income	179	11%
With Social Security income	508	32%
With Supplemental Security income	154	10%
With public assistance income	89	6%
With retirement income	419	26%
With other types of income	163	10%

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	6,207	100%
Under .50	317	5%
.50 to .99	445	7%
1.00 to 1.24	582	9%
1.25 to 1.49	385	6%
1.50 to 1.84	330	5%
1.85 to 1.99	178	3%
2.00 and over	3,970	64%

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	6,207	100%
Above Poverty	5,445	88%
Below Poverty	762	12%

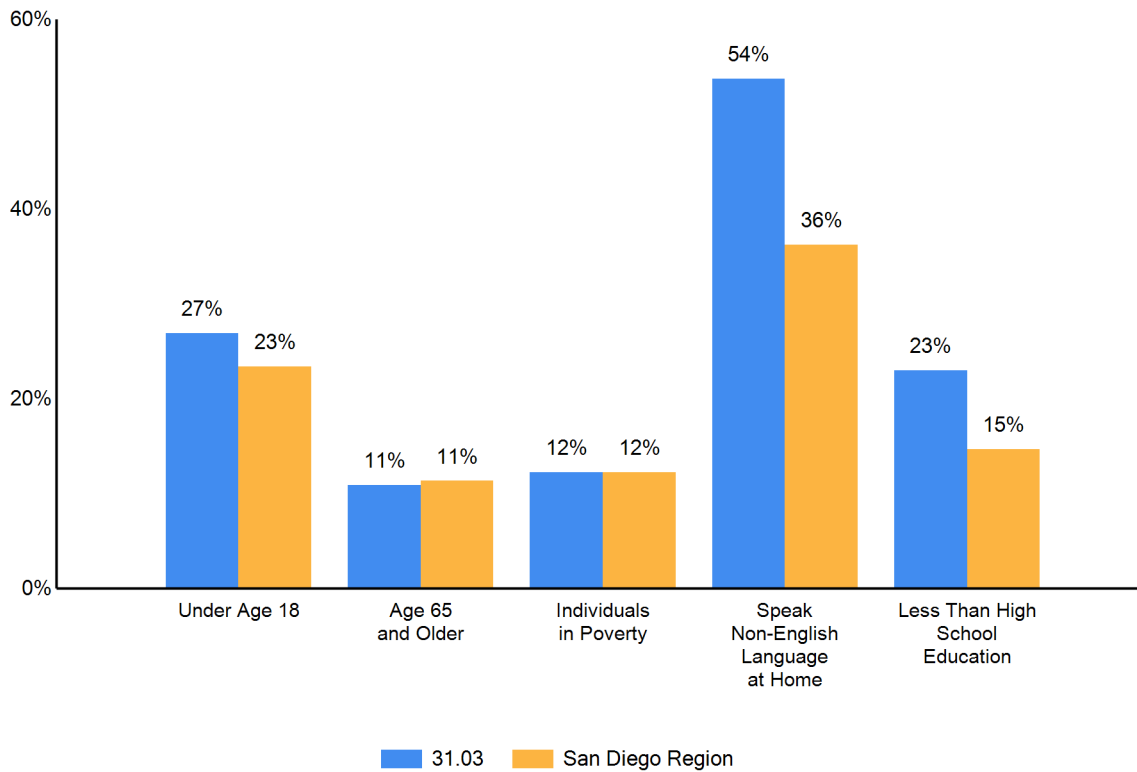
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,249	749	500	1,163	686	477	86	63	23
Married couple family	856	509	347	798	467	331	58	42	16
Male householder, no wife present	161	97	64	161	97	64	0	0	0
Female householder, no husband present	232	143	89	204	122	82	28	21	7

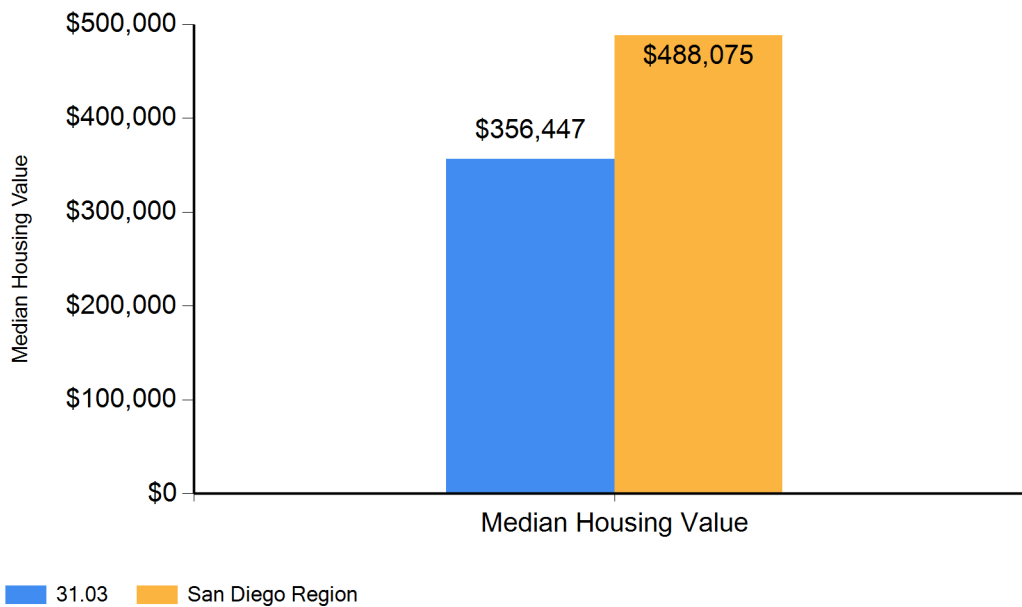
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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