



Demographic and Socioeconomic Profile 2010

TRACT: 31.13

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 5,043 | 100% |
| Asian | 2,629 | 52% |
| Hispanic | 1,028 | 20% |
| Black | 856 | 17% |
| White | 289 | 6% |
| Two or More | 157 | 3% |
| Pacific Islander | 73 | 1% |
| Other | 8 | <1% |
| American Indian | 3 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 5,043 | 2,448 | 2,595 | 51% |
| Under 5 | 245 | 118 | 127 | 52% |
| 5 to 9 | 270 | 128 | 142 | 53% |
| 10 to 14 | 360 | 181 | 179 | 50% |
| 15 to 17 | 270 | 133 | 137 | 51% |
| 18 and 19 | 169 | 87 | 82 | 49% |
| 20 to 24 | 396 | 201 | 195 | 49% |
| 25 to 29 | 344 | 175 | 169 | 49% |
| 30 to 34 | 299 | 171 | 128 | 43% |
| 35 to 39 | 269 | 134 | 135 | 50% |
| 40 to 44 | 270 | 136 | 134 | 50% |
| 45 to 49 | 373 | 201 | 172 | 46% |
| 50 to 54 | 395 | 179 | 216 | 55% |
| 55 to 59 | 425 | 195 | 230 | 54% |
| 60 and 61 | 114 | 49 | 65 | 57% |
| 62 to 64 | 195 | 94 | 101 | 52% |
| 65 to 69 | 181 | 77 | 104 | 57% |
| 70 to 74 | 172 | 87 | 85 | 49% |
| 75 to 79 | 147 | 50 | 97 | 66% |
| 80 to 84 | 78 | 35 | 43 | 55% |
| 85 and Older | 71 | 17 | 54 | 76% |
| Under 18 | 1,145 | 560 | 585 | 51% |
| 65 and older | 649 | 266 | 383 | 59% |
| Median | 38.1 | 36.1 | 40.1 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 4,168 | 100% |
| Never Married | 1,728 | 41% |
| Married, excluding separated | 1,817 | 44% |
| Separated | 50 | 1% |
| Widowed | 212 | 5% |
| Divorced | 361 | 9% |

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 | 5,043 | 100% |
| Household | 4,982 | 99% |
| Group Quarters - Other | 61 | 1% |
| Group Quarters - Military | 0 | 0% |
| Group Quarters - College | 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. | 5,043 | 1,028 | 289 | 856 | 3 | 2,629 | 73 | 8 | 157 |
| Under 5 | 245 | 84 | 6 | 38 | 0 | 92 | 4 | 0 | 21 |
| 5 to 9 | 270 | 83 | 8 | 46 | 0 | 112 | 5 | 2 | 14 |
| 10 to 14 | 360 | 121 | 5 | 59 | 0 | 156 | 7 | 0 | 12 |
| 15 to 17 | 270 | 72 | 4 | 48 | 0 | 126 | 1 | 2 | 17 |
| 18 and 19 | 169 | 48 | 9 | 28 | 0 | 74 | 2 | 0 | 8 |
| 20 to 24 | 396 | 86 | 18 | 59 | 0 | 210 | 7 | 0 | 16 |
| 25 to 29 | 344 | 69 | 30 | 41 | 0 | 185 | 6 | 0 | 13 |
| 30 to 34 | 299 | 81 | 20 | 35 | 0 | 149 | 4 | 1 | 9 |
| 35 to 39 | 269 | 73 | 12 | 35 | 0 | 129 | 8 | 1 | 11 |
| 40 to 44 | 270 | 67 | 22 | 50 | 0 | 125 | 1 | 0 | 5 |
| 45 to 49 | 373 | 55 | 26 | 73 | 3 | 201 | 8 | 1 | 6 |
| 50 to 54 | 395 | 57 | 30 | 80 | 0 | 221 | 2 | 0 | 5 |
| 55 to 59 | 425 | 46 | 34 | 63 | 0 | 269 | 5 | 0 | 8 |
| 60 and 61 | 114 | 12 | 8 | 24 | 0 | 66 | 2 | 0 | 2 |
| 62 to 64 | 195 | 24 | 10 | 25 | 0 | 132 | 2 | 0 | 2 |
| 65 to 69 | 181 | 16 | 10 | 36 | 0 | 117 | 1 | 0 | 1 |
| 70 to 74 | 172 | 11 | 10 | 62 | 0 | 81 | 5 | 1 | 2 |
| 75 to 79 | 147 | 12 | 10 | 26 | 0 | 95 | 2 | 0 | 2 |
| 80 to 84 | 78 | 5 | 2 | 21 | 0 | 48 | 1 | 0 | 1 |
| 85 and Older | 71 | 6 | 15 | 7 | 0 | 41 | 0 | 0 | 2 |
| Under 18 | 1,145 | 360 | 23 | 191 | 0 | 486 | 17 | 4 | 64 |
| 65 and older | 649 | 50 | 47 | 152 | 0 | 382 | 9 | 1 | 8 |
| Median | | 26.4 | 47.0 | 43.9 | 47.5 | 43.3 | 35.3 | 30.0 | 22.0 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 4,798 | 100% |
| Speak Only English | 2,407 | 50% |
| Speak Spanish: | 557 | 12% |
| Speak English "well" or "very well" | 465 | 10% |
| Speak English "not well" or "not at all" | 92 | 2% |
| Speak Asian/Pacific Island language: | 1,799 | 37% |
| Speak English "well" or "very well" | 1,640 | 34% |
| Speak English "not well" or "not at all" | 159 | 3% |
| Speak other language: | 35 | 1% |
| Speak English "well" or "very well" | 35 | 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 | 3,333 | 100% |
| Less than 9th grade | 455 | 14% |
| 9th through 12th grade, no diploma | 328 | 10% |
| High school grad (incl. equivalency) | 865 | 26% |
| Some college, no degree | 1,034 | 31% |
| Associate degree | 222 | 7% |
| Bachelor's degree | 374 | 11% |
| Master's degree | 55 | 2% |
| Professional school degree | 0 | 0% |
| 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 | 4,893 | 100% | --- | --- | --- | --- |
| Enrolled in school | 1,564 | 32% | 1,470 | 30% | 94 | 2% |
| Nursery / Preschool | 79 | 5% | 79 | 5% | 0 | 0% |
| Kindergarten to grade 4 | 295 | 19% | 266 | 18% | 29 | 31% |
| Grade 5 to grade 8 | 292 | 19% | 292 | 20% | 0 | 0% |
| Grade 9 to grade 12 | 462 | 30% | 462 | 31% | 0 | 0% |
| College, undergraduate | 417 | 27% | 371 | 25% | 46 | 49% |
| Graduate or Professional school | 19 | 1% | 0 | 0% | 19 | 20% |
| Not enrolled in school | 3,329 | 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 | 1,249 | 100% | 588 | 100% | 661 | 100% |
| Family Households: | 1,036 | 83% | 576 | 98% | 460 | 70% |
| Married couple family | 651 | 52% | 317 | 54% | 334 | 51% |
| Other family: | 385 | 31% | 259 | 44% | 126 | 19% |
| Male householder, no wife | 128 | 10% | 105 | 18% | 23 | 3% |
| Female householder, no husband | 257 | 21% | 154 | 26% | 103 | 16% |
| Nonfamily households: | 213 | 17% | 12 | 2% | 201 | 30% |
| Householder living alone | 196 | 16% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 17 | 1% | ---- | ---- | ---- | ---- |

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 | 1,280 | 100% | 1249 | 31 | 2% | 3.99 |
| Single family (detached) | 1,276 | 100% | 1,245 | 31 | 2% | 3.99 |
| Single family (attached) | 4 | <1% | 4 | 0 | 0% | 4.25 |
| 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 | 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 | 1,023 | 100% |
| Less than \$150,000 | 11 | 1% |
| \$150,000 to \$199,999 | 118 | 12% |
| \$200,000 to \$249,999 | 138 | 13% |
| \$250,000 to \$299,999 | 139 | 14% |
| \$300,000 to \$399,999 | 324 | 32% |
| \$400,000 to \$499,999 | 267 | 26% |
| \$500,000 to \$749,999 | 26 | 3% |
| \$750,000 to \$999,999 | 0 | 0% |
| \$1,000,000 or more | 0 | 0% |

Median Value **\$333,281**

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 | 1,280 | 100% |
| 2005 or Later | 16 | 1% |
| 2000 to 2004 | 11 | 1% |
| 1990 to 1999 | 64 | 5% |
| 1980 to 1989 | 335 | 26% |
| 1970 to 1979 | 414 | 32% |
| 1960 to 1969 | 371 | 29% |
| 1950 to 1959 | 51 | 4% |
| 1940 to 1949 | 18 | 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 | 1,249 | 100% | 226 | 100% | 1,023 | 100% |
| 1.00 occupant housing per room or less | 1,060 | 85% | 188 | 83% | 872 | 85% |
| 1.01 to 1.50 occupants per room | 128 | 10% | 36 | 16% | 92 | 9% |
| 1.51 to 2.00 occupants per room | 59 | 5% | 0 | 0% | 59 | 6% |
| 2.01 or more occupants per room | 2 | <1% | 2 | 1% | 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 | 226 | 100% |
| Less than \$500 | 0 | 0% |
| \$500 to \$599 | 11 | 5% |
| \$600 to \$699 | 0 | 0% |
| \$700 to \$799 | 0 | 0% |
| \$800 to \$899 | 47 | 21% |
| \$900 to \$999 | 0 | 0% |
| \$1,000 to \$1,249 | 7 | 3% |
| \$1,250 to \$1,499 | 0 | 0% |
| \$1,500 to \$1,999 | 89 | 39% |
| \$2,000 or more | 65 | 29% |
| No cash rent | 7 | 3% |
| Median contract rent | \$1,770 | |

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 | 226 | 100% |
| Less than 20 percent | 14 | 6% |
| 20.0 to 24.9 percent | 23 | 10% |
| 25.0 to 29.9 percent | 6 | 3% |
| 30.0 to 34.9 percent | 24 | 11% |
| 35.0 to 39.9 percent | 0 | 0% |
| 40.0 to 49.9 percent | 6 | 3% |
| 50.0 percent or more | 146 | 65% |
| Not computed | 7 | 3% |

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 | 1,249 | 100% |
| No vehicle | 48 | 4% |
| 1 vehicle | 271 | 22% |
| 2 vehicles | 368 | 29% |
| 3 vehicles | 339 | 27% |
| 4 or more vehicles | 223 | 18% |

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 | 2,352 | 100% |
| Worked in state of residence | 2,342 | 100% |
| Worked in county of residence | 2,311 | 98% |
| Worked outside county of residence | 31 | 1% |
| Worked outside state of residence | 10 | <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 | 4,085 | 100% | 1,983 | 49% |
| In labor force | 2,595 | 64% | 1,327 | 51% |
| Armed forces | 39 | 2% | 39 | 100% |
| Civilian (employed) | 2,393 | 92% | 1,246 | 52% |
| Civilian (unemployed) | 163 | 6% | 42 | 26% |
| Not in labor force | 1,490 | 36% | 656 | 44% |
| Pct. of civilian labor force unemployed | 6.4% | | 3.3% | |

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 | 2,352 | 100% |
| Car, truck or van: | 2,307 | 98% |
| Drove Alone | 1,869 | 79% |
| Carpooled | 438 | 19% |
| Public Transportation: | 14 | 1% |
| Bus | 14 | 1% |
| 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 | 31 | 1% |

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 | 2,352 | 100% |
| Did not work at home | 2,321 | 99% |
| Less than 10 minutes | 11 | <1% |
| 10 to 19 minutes | 328 | 14% |
| 20 to 29 minutes | 892 | 38% |
| 30 to 44 minutes | 947 | 40% |
| 45 to 59 minutes | 54 | 2% |
| 60 to 89 minutes | 89 | 4% |
| 90 minutes or more | 0 | 0% |
| Worked at home | 31 | 1% |
| Average time to work (minutes) | 31 | -- |

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+ | 2,317 | 100% |
| Agriculture, forestry, mining | 124 | 5% |
| Utilities | 29 | 1% |
| Construction | 48 | 2% |
| Manufacturing | 214 | 9% |
| Wholesale trade | 0 | 0% |
| Retail trade | 258 | 11% |
| Transportation & warehousing | 151 | 7% |
| Information & communications | 91 | 4% |
| Finance, insurance, & real estate | 90 | 4% |
| Professional, scientific, management, administration | 144 | 6% |
| Educational, social, & health services | 690 | 30% |
| Art, entertainment, recreation, accommodations, food | 193 | 8% |
| Other services | 87 | 4% |
| Public administration | 198 | 9% |

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+ | 2,317 | 100% |
| Management, professional & related: | 605 | 26% |
| Management (incl. farm managers) | 18 | 1% |
| Business & financial | 178 | 8% |
| Computer & mathematical | 6 | <1% |
| Architecture & engineering | 7 | <1% |
| Life, physical & social science | 11 | <1% |
| Community & social service | 23 | 1% |
| Legal | 0 | 0% |
| Education, training, & library | 98 | 4% |
| Art, entertainment, sports & media | 23 | 1% |
| Healthcare practitioners | 241 | 10% |
| Service: | 575 | 25% |
| Healthcare support | 152 | 7% |
| Protective service | 64 | 3% |
| Food preparation & serving | 68 | 3% |
| Building & grounds cleaning / maintenance | 144 | 6% |
| Personal care & service | 147 | 6% |
| Sales & office | 475 | 21% |
| Farming, fishing & forestry | 124 | 5% |
| Construction, extraction & maintenance | 253 | 11% |
| Production, transport & material moving | 285 | 12% |

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

Household Income

Number Percent

| | | |
|-------------------------|-----------------|-------------|
| Total Households | 1,249 | 100% |
| Less than \$15,000 | 102 | 8% |
| \$15,000 to \$29,999 | 225 | 18% |
| \$30,000 to \$44,999 | 51 | 4% |
| \$45,000 to \$59,999 | 93 | 7% |
| \$60,000 to \$74,999 | 181 | 14% |
| \$75,000 to \$99,999 | 232 | 19% |
| \$100,000 to \$124,999 | 160 | 13% |
| \$125,000 to \$149,999 | 51 | 4% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 or more | 154 | 12% |
| Median Income | \$72,721 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,249 | 100% |
| With earnings | 1,014 | 81% |
| With wage and salary income | 997 | 80% |
| With self-employment income | 112 | 9% |
| With interest, dividend, or net rental income | 189 | 15% |
| With Social Security income | 365 | 29% |
| With Supplemental Security income | 116 | 9% |
| With public assistance income | 71 | 6% |
| With retirement income | 304 | 24% |
| With other types of income | 267 | 21% |

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 | 5,004 | 100% |
| Under .50 | 213 | 4% |
| .50 to .99 | 390 | 8% |
| 1.00 to 1.24 | 225 | 4% |
| 1.25 to 1.49 | 36 | 1% |
| 1.50 to 1.84 | 132 | 3% |
| 1.85 to 1.99 | 53 | 1% |
| 2.00 and over | 3,955 | 79% |

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 | 5,004 | 100% |
| Above Poverty | 4,401 | 88% |
| Below Poverty | 603 | 12% |

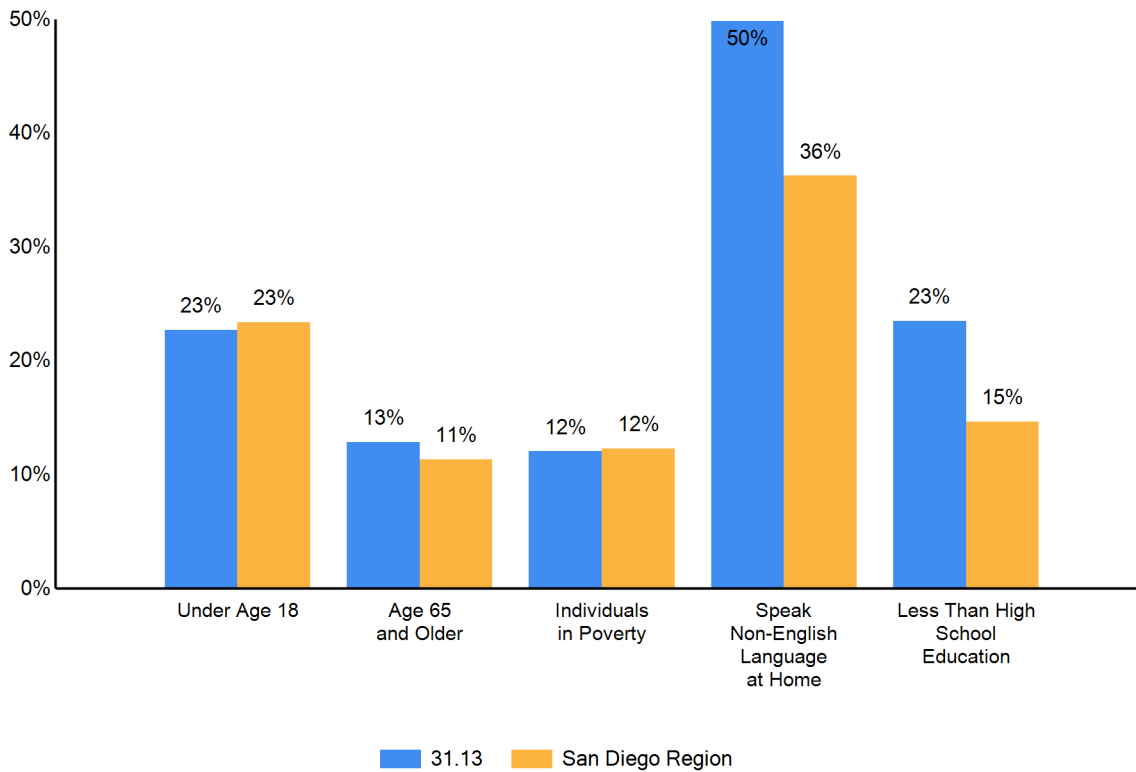
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 1,036 | 576 | 460 | 916 | 463 | 453 | 120 | 113 | 7 |
| Married couple family | 651 | 317 | 334 | 644 | 317 | 327 | 7 | 0 | 7 |
| Male householder, no wife present | 128 | 105 | 23 | 128 | 105 | 23 | 0 | 0 | 0 |
| Female householder, no husband present | 257 | 154 | 103 | 144 | 41 | 103 | 113 | 113 | 0 |

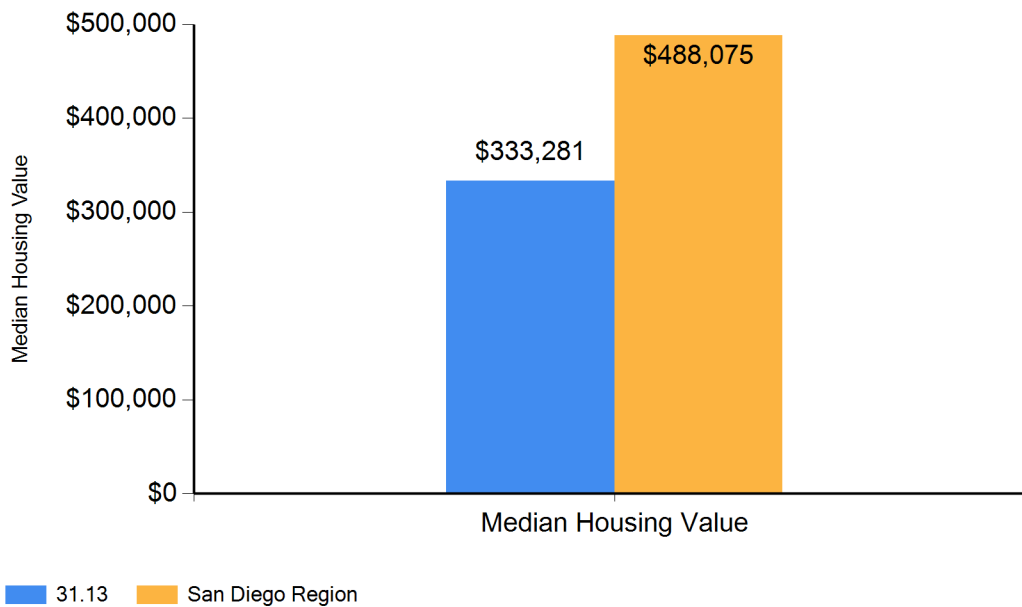
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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