



Demographic and Socioeconomic Profile 2010

CPA: Black Mountain Ranch

Population by Race

	Population	Percent
Total Population	6,517	100%
White	4,169	64%
Asian	1,238	19%
Hispanic	582	9%
Two or More	328	5%
Black	153	2%
Other	32	<1%
American Indian	8	<1%
Pacific Islander	7	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,517	3,289	3,228	50%
Under 5	529	292	237	45%
5 to 9	636	357	279	44%
10 to 14	463	265	198	43%
15 to 17	289	145	144	50%
18 and 19	114	59	55	48%
20 to 24	223	122	101	45%
25 to 29	203	79	124	61%
30 to 34	378	166	212	56%
35 to 39	512	251	261	51%
40 to 44	500	260	240	48%
45 to 49	561	285	276	49%
50 to 54	533	261	272	51%
55 to 59	451	220	231	51%
60 and 61	172	86	86	50%
62 to 64	228	115	113	50%
65 to 69	248	111	137	55%
70 to 74	133	63	70	53%
75 to 79	105	48	57	54%
80 to 84	95	42	53	56%
85 and Older	144	62	82	57%
Under 18	1,917	1,059	858	45%
65 and older	725	326	399	55%
Median	39.1	38.2	40.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,889	100%
Never Married	1,036	21%
Married, excluding separated	3,365	69%
Separated	65	1%
Widowed	147	3%
Divorced	276	6%

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	6,517	100%
Household	6,516	100%
Group Quarters - Other	1	<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.	6,517	582	4,169	153	8	1,238	7	32	328
Under 5	529	58	282	18	2	109	0	5	55
5 to 9	636	97	318	19	1	113	1	4	83
10 to 14	463	48	305	11	1	72	0	1	25
15 to 17	289	28	185	12	1	39	0	1	23
18 and 19	114	9	76	1	0	20	0	2	6
20 to 24	223	38	118	4	1	46	0	3	13
25 to 29	203	29	108	9	0	50	0	1	6
30 to 34	378	37	192	12	1	108	0	2	26
35 to 39	512	36	281	12	0	162	1	1	19
40 to 44	500	45	324	18	0	84	3	6	20
45 to 49	561	44	381	13	0	100	0	1	22
50 to 54	533	43	368	12	1	97	1	2	9
55 to 59	451	23	341	6	0	66	0	1	14
60 and 61	172	11	122	0	0	37	0	0	2
62 to 64	228	13	171	3	0	40	0	0	1
65 to 69	248	11	200	2	0	32	1	0	2
70 to 74	133	6	88	0	0	37	0	1	1
75 to 79	105	3	88	0	0	13	0	1	0
80 to 84	95	2	85	0	0	7	0	0	1
85 and Older	144	1	136	1	0	6	0	0	0
Under 18	1,917	231	1,090	60	5	333	1	11	186
65 and older	725	23	597	3	0	95	1	2	4
Median		27.2	43.4	31.0	15.0	36.9	42.5	25.0	15.1

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,988	100%
Speak Only English	4,310	72%
Speak Spanish:	368	6%
Speak English "well" or "very well"	348	6%
Speak English "not well" or "not at all"	20	<1%
Speak Asian/Pacific Island language:	715	12%
Speak English "well" or "very well"	614	10%
Speak English "not well" or "not at all"	101	2%
Speak other language:	595	9%
Speak English "well" or "very well"	532	9%
Speak English "not well" or "not at all"	63	1%

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	4,263	100%
Less than 9th grade	10	<1%
9th through 12th grade, no diploma	92	2%
High school grad (incl. equivalency)	350	8%
Some college, no degree	584	14%
Associate degree	193	5%
Bachelor's degree	1,609	38%
Master's degree	793	19%
Professional school degree	359	8%
Doctorate degree	273	6%

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	6,212	100%	---	---	---	---
Enrolled in school	2,015	32%	1,370	22%	645	10%
Nursery / Preschool	224	11%	84	6%	140	22%
Kindergarten to grade 4	641	32%	513	37%	128	20%
Grade 5 to grade 8	440	22%	323	24%	117	18%
Grade 9 to grade 12	315	16%	190	14%	125	19%
College, undergraduate	288	14%	238	17%	50	8%
Graduate or Professional school	107	5%	22	2%	85	13%
Not enrolled in school	4,197	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	2,120	100%	1,125	100%	995	100%
Family Households:	1,780	84%	1,124	100%	656	66%
Married couple family	1,491	70%	903	80%	588	59%
Other family:	289	14%	221	20%	68	7%
Male householder, no wife	128	6%	99	9%	29	3%
Female householder, no husband	161	8%	122	11%	39	4%
Nonfamily households:	340	16%	1	<1%	339	34%
Householder living alone	255	12%	----	----	----	----
Other nonfamily households	85	4%	----	----	----	----

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	2,220	100%	2120	100	5%	3.07
Single family (detached)	1,649	74%	1,550	99	6%	3.10
Single family (attached)	50	2%	49	1	2%	3.22
2 to 4 units	163	7%	163	0	0%	3.33
5 to 9 units	113	5%	113	0	0%	2.96
10 or more units	245	11%	245	0	0%	2.73
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	1,832	100%
Less than \$150,000	23	1%
\$150,000 to \$199,999	54	3%
\$200,000 to \$249,999	29	2%
\$250,000 to \$299,999	29	2%
\$300,000 to \$399,999	62	3%
\$400,000 to \$499,999	114	6%
\$500,000 to \$749,999	265	14%
\$750,000 to \$999,999	250	14%
\$1,000,000 or more	1,006	55%

Median Value **\$1,096,326**

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	2,220	100%
2005 or Later	541	24%
2000 to 2004	1,025	46%
1990 to 1999	344	15%
1980 to 1989	257	12%
1970 to 1979	15	1%
1960 to 1969	18	1%
1950 to 1959	5	<1%
1940 to 1949	5	<1%
1939 or earlier	10	<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	2,120	100%	288	100%	1,832	100%
1.00 occupant housing per room or less	2,103	99%	276	96%	1,827	100%
1.01 to 1.50 occupants per room	16	1%	11	4%	5	<1%
1.51 to 2.00 occupants per room	0	0%	0	0%	0	0%
2.01 or more occupants per room	1	<1%	1	<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	288	100%
Less than \$500	18	6%
\$500 to \$599	11	4%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	25	9%
\$1,000 to \$1,249	61	21%
\$1,250 to \$1,499	29	10%
\$1,500 to \$1,999	32	11%
\$2,000 or more	84	29%
No cash rent	28	10%
Median contract rent	\$1,500	

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	288	100%
Less than 20 percent	51	18%
20.0 to 24.9 percent	37	13%
25.0 to 29.9 percent	11	4%
30.0 to 34.9 percent	10	3%
35.0 to 39.9 percent	5	2%
40.0 to 49.9 percent	35	12%
50.0 percent or more	102	35%
Not computed	37	13%

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	2,120	100%
No vehicle	9	<1%
1 vehicle	416	20%
2 vehicles	1,046	49%
3 vehicles	477	23%
4 or more vehicles	172	8%

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	2,912	100%
Worked in state of residence	2,905	100%
Worked in county of residence	2,800	96%
Worked outside county of residence	105	4%
Worked outside state of residence	7	<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	4,792	100%	2,327	49%	2,465	51%
In labor force	3,050	64%	1,827	60%	1,223	40%
Armed forces	31	1%	31	100%	0	0%
Civilian (employed)	2,831	93%	1,692	60%	1,139	40%
Civilian (unemployed)	188	6%	104	55%	84	45%
Not in labor force	1,742	36%	500	29%	1,242	71%
Pct. of civilian labor force unemployed	6.2%		5.8%		6.9%	

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	2,912	100%
Car, truck or van:	2,504	86%
Drove Alone	2,296	79%
Carpooled	208	7%
Public Transportation:	7	<1%
Bus	7	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	1	<1%
Bicycle	0	0%
Walked	34	1%
Other means	16	1%
Worked at home	350	12%

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	2,912	100%
Did not work at home	2,562	88%
Less than 10 minutes	148	5%
10 to 19 minutes	646	22%
20 to 29 minutes	732	25%
30 to 44 minutes	788	27%
45 to 59 minutes	126	4%
60 to 89 minutes	57	2%
90 minutes or more	65	2%
Worked at home	350	12%
Average time to work (minutes)	30	--

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+	2,876	100%
Agriculture, forestry, mining	1	<1%
Utilities	7	<1%
Construction	88	3%
Manufacturing	308	11%
Wholesale trade	89	3%
Retail trade	287	10%
Transportation & warehousing	48	2%
Information & communications	75	3%
Finance, insurance, & real estate	375	13%
Professional, scientific, management, administration	94	3%
Educational, social, & health services	586	20%
Art, entertainment, recreation, accommodations, food	144	5%
Other services	59	2%
Public administration	715	25%

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+	2,876	100%
Management, professional & related:	1,912	66%
Management (incl. farm managers)	597	21%
Business & financial	279	10%
Computer & mathematical	164	6%
Architecture & engineering	159	6%
Life, physical & social science	94	3%
Community & social service	17	1%
Legal	132	5%
Education, training, & library	121	4%
Art, entertainment, sports & media	78	3%
Healthcare practitioners	271	9%
Service:	206	7%
Healthcare support	44	2%
Protective service	51	2%
Food preparation & serving	44	2%
Building & grounds cleaning / maintenance	25	1%
Personal care & service	42	1%
Sales & office	686	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	44	2%
Production, transport & material moving	28	1%

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

Household Income

	Number	Percent
Total Households	2,120	100%
Less than \$15,000	112	5%
\$15,000 to \$29,999	119	6%
\$30,000 to \$44,999	146	7%
\$45,000 to \$59,999	125	6%
\$60,000 to \$74,999	92	4%
\$75,000 to \$99,999	211	10%
\$100,000 to \$124,999	296	14%
\$125,000 to \$149,999	191	9%
\$150,000 to \$199,999	274	13%
\$200,000 or more	554	26%
Median Income	\$121,537	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,120	100%
With earnings	1,890	89%
With wage and salary income	1,808	85%
With self-employment income	441	21%
With interest, dividend, or net rental income	1,082	51%
With Social Security income	245	12%
With Supplemental Security income	17	1%
With public assistance income	22	1%
With retirement income	257	12%
With other types of income	220	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	6,517	100%
Under .50	269	4%
.50 to .99	141	2%
1.00 to 1.24	43	1%
1.25 to 1.49	66	1%
1.50 to 1.84	179	3%
1.85 to 1.99	42	1%
2.00 and over	5,777	89%

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	6,517	100%
Above Poverty	6,107	94%
Below Poverty	410	6%

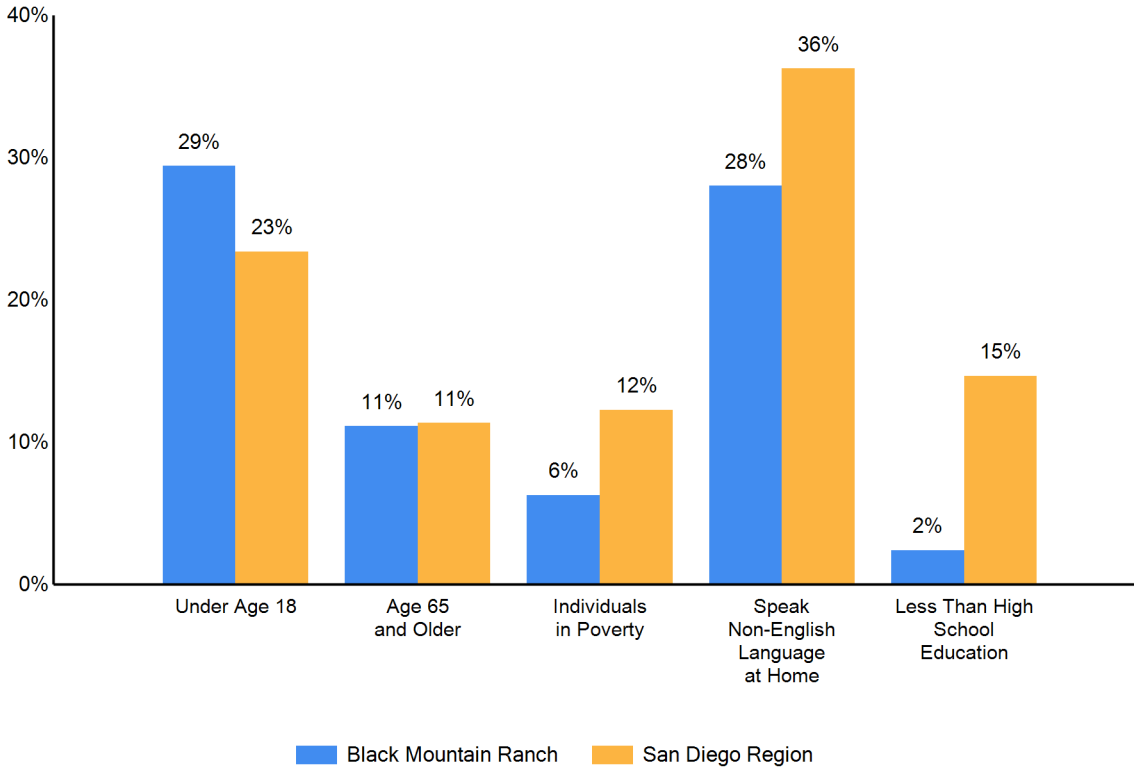
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,780	1,124	656	1,679	1,067	612	101	57	44
Married couple family	1,491	903	588	1,461	899	562	30	4	26
Male householder, no wife present	128	99	29	110	99	11	18	0	18
Female householder, no husband present	161	122	39	108	69	39	53	53	0

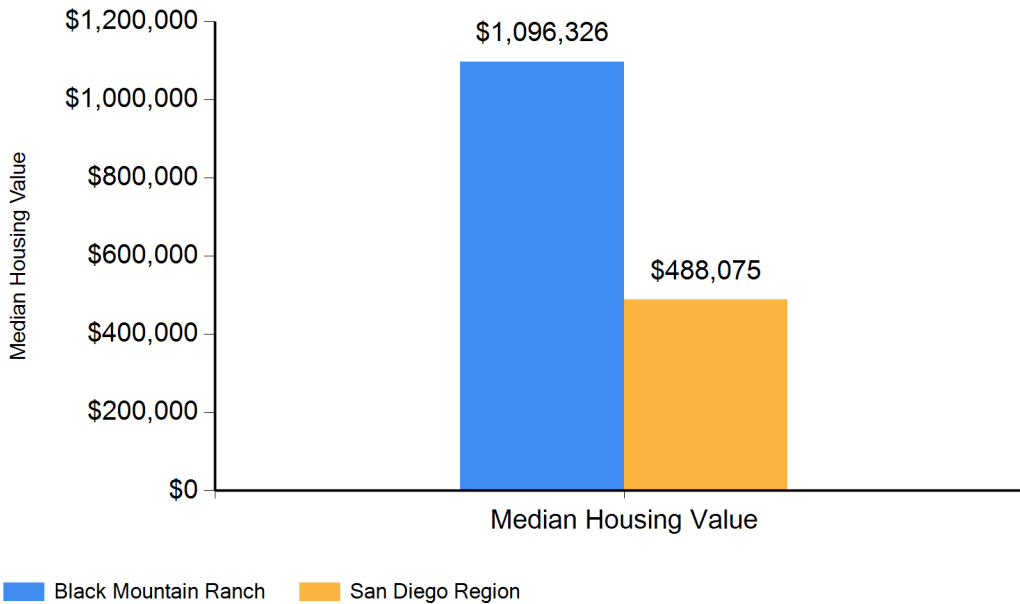
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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