

# DOWNTOWN DEMOGRAPHIC PROFILE

(SOURCE: American Community Survey (ACS) 2020-2024)

6.7 square mile study area (approximate)

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| POPULATION                     | Percent           |
|--------------------------------|-------------------|
| <b>Total person</b>            | <b>81,439</b>     |
| Persons in households          | 69,028 84.8%      |
| Persons in group quarters      | 12,347 17.9%      |
| <b>Persons per square mile</b> | <b>12,155</b>     |
| <b>Growth in Population</b>    | Percent           |
| 2020                           | 74,314 Change     |
| Population growth              | 7,126 <b>9.6%</b> |

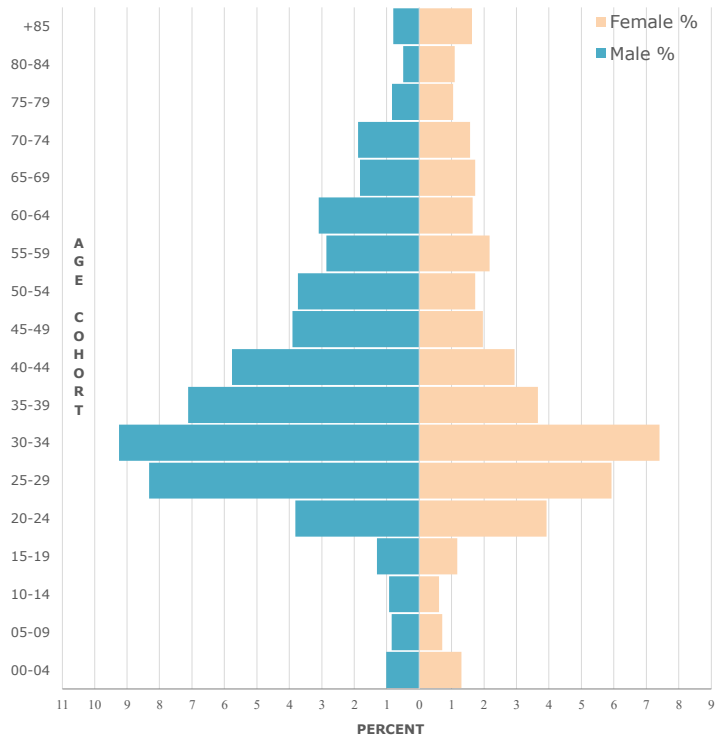
| RACE/ETHNICITY                       | Percent      |
|--------------------------------------|--------------|
| <b>Race</b>                          |              |
| White                                | 19,914 24.5% |
| Black or African American            | 14,151 17.4% |
| American Indian and Alaska Native    | 947 1.2%     |
| Asian                                | 24,605 30.2% |
| Native Hawaiian and Pacific Islander | 128 0.2%     |
| Some Other Race                      | 11,175 13.7% |
| Two or More Races:                   | 10,520 12.9% |

**Hispanic or Latino Origin by Race**

|                                      |               |            |
|--------------------------------------|---------------|------------|
| <b>Not Hispanic or Latino:</b>       | <b>61,087</b> | <b>75%</b> |
| White                                | 17,662        | 28.9%      |
| Black or African American            | 13,514        | 22.1%      |
| American Indian and Alaska Native    | 208           | 0.3%       |
| Asian                                | 24,343        | 39.8%      |
| Native Hawaiian and Pacific Islander | 90            | 0.1%       |
| Some Other Race                      | 566           | 0.9%       |
| Two or More Races:                   | 4,704         | 7.7%       |
| <b>Hispanic or Latino:</b>           | <b>20,352</b> | <b>25%</b> |
| White                                | 2,252         | 11.1%      |
| Black or African American            | 637           | 3.1%       |
| American Indian and Alaska Native    | 739           | 3.6%       |
| Asian                                | 262           | 1.3%       |
| Native Hawaiian and Pacific Islander | 38            | 0.2%       |
| Some Other Race                      | 10,608        | 52.1%      |
| Two or More Races:                   | 5,815         | 28.6%      |

| GENDER AND AGE       | Percent       |
|----------------------|---------------|
| <b>Total Males</b>   | <b>47,029</b> |
| Under 5 years old    | 826 1.8%      |
| 5 to 9 years old     | 686 1.5%      |
| 10 to 17 years old   | 1,323 2.8%    |
| 18 to 21 years old   | 1,366 2.9%    |
| 22 to 34 years old   | 16,529 35.1%  |
| 35 to 59 years old   | 19,034 40.5%  |
| 60 to 64 years old   | 2,521 5.4%    |
| 65 to 74 years old   | 3,016 6.4%    |
| 75 or older          | 1,728 3.7%    |
| <b>Total Females</b> | <b>34,410</b> |
| Under 5 years old    | 1,060 3.1%    |
| 5 to 9 years old     | 578 1.7%      |
| 10 to 17 years old   | 967 2.8%      |
| 18 to 21 years old   | 1,029 3.0%    |
| 22 to 34 years old   | 13,525 39.3%  |
| 35 to 59 years old   | 10,150 29.5%  |
| 60 to 64 years old   | 1,346 3.9%    |
| 65 to 74 years old   | 2,681 7.8%    |
| 75 or older          | 3,076 8.9%    |

POPULATION PYRAMID

**CHANGE (2020 TO 2024)**

| GENDER                                | Number     | Percent      |
|---------------------------------------|------------|--------------|
| Total males                           | 2,479      | 5.6%         |
| Total females                         | 4,646      | 15.6%        |
| <b>AGE</b>                            |            |              |
| Under 5 years old                     | 350        | 22.8%        |
| 5 to 9 years old                      | 396        | 45.5%        |
| 10 to 17 years old                    | 129        | 6.0%         |
| <b>School age (5 to 17 years old)</b> | <b>525</b> | <b>17.3%</b> |
| 18 to 21 years old                    | -506       | -17.4%       |
| 22 to 34 years old                    | 2,669      | 9.7%         |
| 35 to 59 years old                    | 2,575      | 9.7%         |
| 60 to 64 years old                    | -127       | -3.2%        |
| 65 to 74 years old                    | 1,534      | 36.8%        |
| 75 or older                           | 107        | 2.3%         |
| <b>HOUSING</b>                        |            |              |
| Total units                           | 8,190      | 19.3%        |
| Occupied units                        | 7,272      | 19.8%        |
| Owner occupied                        | 1,370      | 51.0%        |
| Renter occupied                       | 5,906      | 17.4%        |

**HISPANIC OR LATINO and mixed race categories.**

RACE-For the first time, since the year 2000 Census of Population and Housing permitted persons to check more than one category to define their race. The selection of categories and the option to choose more than one is strictly a matter of personal choice and personal preference. The choices are: White, Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and Pacific Islander, Some Other Race, and Two or More Races.

ETHNICITY- As in the two previous censuses, persons are also further self defined as being HISPANIC OR LATINO or NOT HISPANIC OR LATINO. It is important to note that this is a separate ETHNIC grouping as opposed to the RACIAL categories listed above.

# DOWNTOWN DEMOGRAPHIC PROFILE

(SOURCE: American Community Survey (ACS) 2020-2024)

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**POPULATION**

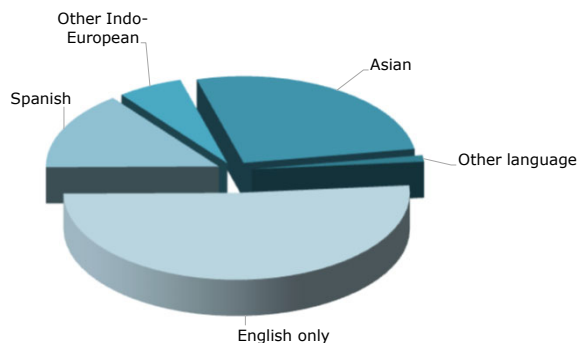
**Total person** **81,439**

**CITIZENSHIP****Percent**

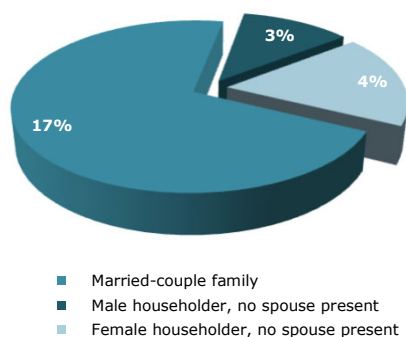
|                            |        |       |
|----------------------------|--------|-------|
| Native born                | 53,293 | 65.4% |
| Foreign born - naturalized | 13,838 | 17.0% |
| Foreign born - non citizen | 14,308 | 17.6% |

**LANGUAGE SPOKEN AT HOME****Percent**

|                      |        |       |
|----------------------|--------|-------|
| English only         | 22,525 | 51.2% |
| Spanish              | 6,436  | 14.6% |
| linguistic isolation | 993    | 15.4% |
| Other Indo-European  | 2,686  | 6.1%  |
| linguistic isolation | 300    | 11.2% |
| Asian                | 11,776 | 26.8% |
| linguistic isolation | 5,940  | 50.4% |
| Other language       | 531    | 1.2%  |
| linguistic isolation | 0      | 0.0%  |

**LANGUAGE SPOKEN AT HOME****HOUSEHOLD TYPE****Percent**

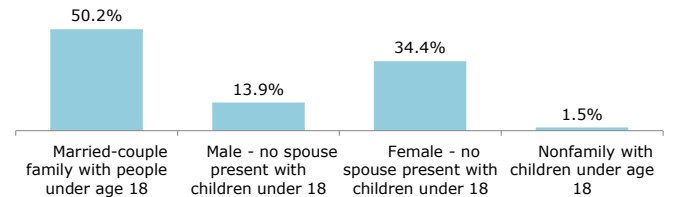
|                                       |               |       |
|---------------------------------------|---------------|-------|
| <b>Family Households</b>              | <b>10,534</b> |       |
| Married-couple family                 | 7,443         | 16.9% |
| Male householder, no spouse present   | 1,231         | 2.8%  |
| Female householder, no spouse present | 1,861         | 4.2%  |
| <b>NonFamily Households</b>           | <b>33,425</b> |       |
| Householder living alone              | 26,799        | 61.0% |
| Householder not living alone          | 6,626         | 15.1% |

**FAMILY HOUSEHOLDS****HOUSING AND TENURE****Percent**

|                                      |               |              |
|--------------------------------------|---------------|--------------|
| <b>Total dwelling units</b>          | <b>50,632</b> |              |
| Vacant units                         | 6,674         | 13.2%        |
| <b>Occupied units</b>                | <b>43,956</b> | <b>86.8%</b> |
| Owner occupied                       | 4,055         | 9.2%         |
| Renter occupied                      | 39,905        | 90.8%        |
| <b>DWELLING UNITS PER GROSS ACRE</b> | <b>11.8</b>   |              |

**HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER AGE 18****Percent**

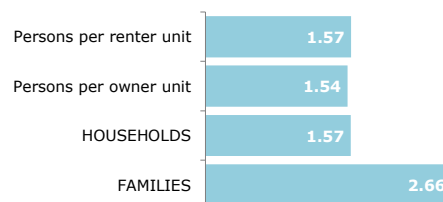
|                                                        |               |              |
|--------------------------------------------------------|---------------|--------------|
| <b>Households with 1 or more people under 18 years</b> | <b>3,137</b>  | <b>7.1%</b>  |
| Married-couple family with people under age 18         | 1,576         | 50.2%        |
| Male - no spouse present with children under 18        | 435           | 13.9%        |
| Female - no spouse present with children under 18      | 1,078         | 34.4%        |
| Nonfamily with children under age 18                   | 48            | 1.5%         |
| <b>Households with no people under 18 years</b>        | <b>40,821</b> | <b>92.9%</b> |

**HOUSEHOLD and CHILDREN****PERSONS PER HOUSEHOLD****1.57**

|                                  |        |       |
|----------------------------------|--------|-------|
| Persons in owner occupied units  | 6,228  | 9.0%  |
| Persons per owner occupied unit  | 1.54   |       |
| Persons in renter occupied units | 62,807 | 91.0% |
| Persons per renter occupied unit | 1.57   |       |

**TOTAL FAMILIES****10,534**

|                        |        |
|------------------------|--------|
| Families per household | 0.24   |
| Persons in families    | 28,070 |
| Persons per family     | 2.66   |

**HOUSEHOLD SIZE and FAMILY SIZE****MEDIAN HOUSEHOLD INCOME****\$57,198****PERSONS IN HOUSEHOLDS****69,028**

|                             |        |       |
|-----------------------------|--------|-------|
| 1-person household          | 26,799 | 61.0% |
| 2-person households         | 13,082 | 29.8% |
| 3-person households         | 2,279  | 5.2%  |
| 4-person households         | 1,100  | 2.5%  |
| 5-person households         | 520    | 1.2%  |
| 6-person households         | 154    | 0.4%  |
| 7-or-more-person households | 25     | 0.1%  |

# DOWNTOWN DEMOGRAPHIC PROFILE

(SOURCE: American Community Survey (ACS) 2020-2024)

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## POPULATION

Total person 81,439

## SCHOOL ENROLLMENT

Total enrolled in school 11,209 13.8%

Nursery school, preschool 354 0.4%

Kindergarten 250 0.3%

Grade 1 to grade 4 1,160 1.4%

Grade 5 to grade 8 933 1.1%

Grade 9 to grade 12 1,492 1.8%

College, undergraduate years 3,951 4.9%

Graduate or professional school 3,067 3.8%

Total not enrolled in school 68,946 84.7%

## POVERTY by AGE GROUP

Percent

Income in the past 12 months below poverty level:

All persons: 20,878 25.6%

Children in poverty (less than 12 years old) 877 1.1%

Youth in poverty (12 to 17 years of age) 521 0.6%

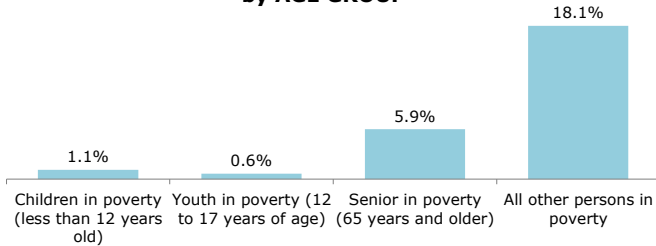
Senior in poverty (65 years and older) 4,773 5.9%

All other persons in poverty 14,707 18.1%

Income in the past 12 months at or above poverty level:

All persons: 52,577 64.6%

INCOME BELOW POVERTY LEVEL  
by AGE GROUP



## POVERTY by EDUCATION ATTAINMENT

Percent

Income in the past 12 months below poverty: 16,636 20.4%

Less than high school graduate 5,457 6.7%

High school graduate (includes equivalency) 3,283 4.0%

Some college, associate's degree 4,767 5.9%

Bachelor's degree or higher 3,129 3.8%

Income in the past 12 months at/above poverty: 45,189 55.5%

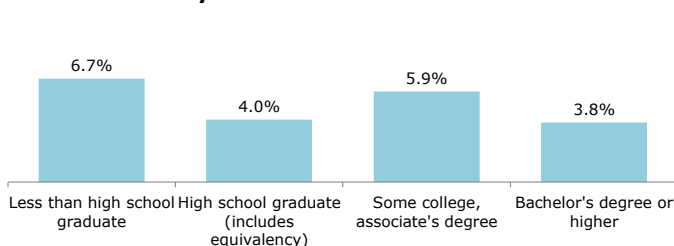
Less than high school graduate 3,404 4.2%

High school graduate (includes equivalency) 5,400 6.6%

Some college, associate's degree 8,434 10.4%

Bachelor's degree or higher 27,950 34.3%

INCOME BELOW POVERTY LEVEL  
by EDUCATION ATTAINMENT



## UNITS IN STRUCTURE

Percent

Total dwelling units 50,632

Single housing units 1,194 2.4%

Multiple housing units 49,399 97.6%

Mobile and other units 47 0.1%

## EMPLOYMENT

Percent

Males employed 23,491 28.8%

Males unemployed 2,380 9.2%

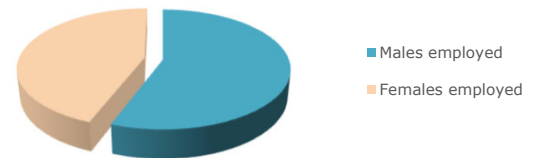
Males not in labor force 18,526 22.7%

Females employed 18,713 23.0%

Females unemployed 1,773 8.7%

Females not in labor force 11,531 14.2%

EMPLOYMENT



## YEAR STRUCTURE BUILT

Percent

Built 2020 or later 1,578 3.1%

Built 2010 to 2019 15,693 31.0%

Built 2000 to 2009 5,480 10.8%

Built 1990 to 1999 1,731 3.4%

Built 1980 to 1989 4,530 8.9%

Built 1970 to 1979 2,466 4.9%

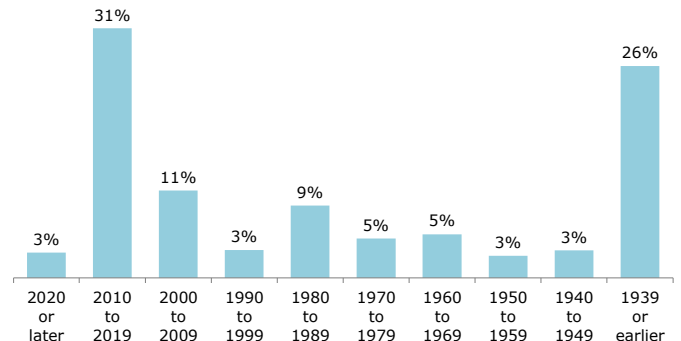
Built 1960 to 1969 2,725 5.4%

Built 1950 to 1959 1,385 2.7%

Built 1940 to 1949 1,715 3.4%

Built 1939 or earlier 13,314 26.3%

YEAR STRUCTURE BUILT



Information included in this report comes from the 2020-2024 American Community Survey (ACS) 5-year estimates. The ACS produces period estimates of socioeconomic and housing characteristics. It is designed to provide estimates that describe the average characteristics of an area over a specific time period. For example, the 2020-2024 ACS 5-year estimates describe the population and housing characteristics of an area for the period January 1, 2020 through December 31, 2024. The land area data is for internal reference only.

PREPARED BY DEMOGRAPHIC RESEARCH UNIT, DCP