

# Portland in Perspective: *A 50-City Comparison*



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## Introduction

This is the first annual *Portland in Perspective* report that looks at the country's largest cities and allows for a broad look at how Portland looks demographically, works economically, and lives domestically. The City Budget Office will update this report annually near the beginning of each calendar year after new five-year American Community Survey (ACS)<sup>1</sup> data published by the U.S. Census Bureau is made available.



The statistics and figures shown on the following pages illustrate where the City of Portland ranks among the 50 largest cities in the U.S. Where relevant, statistics for the 50 largest metro areas are also discussed. Some of the results will be counter to popular belief, while others will confirm preconceived notions. The information included is a sampling of the data available. All of the categories included in the four ACS tables and the subsequent rankings for the City of Portland and the Portland-Vancouver-Hillsboro Metropolitan Statistical Area can be found in the Appendix. Though all the available data is presented in these tables, it is important to note that not all of the data allow researchers to draw meaningful conclusions. Anyone viewing the tables should recognize a rule of small numbers and sampling errors. When looking particularly at categories that have a very small number of affirmative answers one should likely not draw any precise conclusions.

It is important to note that the data presented here are citywide. Individual subgroup experiences may differ widely from any city's measurements presented here. Also, many of the topics discussed are related, especially economic variables – for instance, a city's median income is strongly correlated with housing prices. Finally, some data is presented as a proportional value (e.g., the percentage of people aged 25 to 34). The sum of the proportions will total 100%. So if a city ranks high in one or more categories, it will necessarily be low in the other categories.

The report is broken into sections based on four primary tables from the ACS – Demographic, Social, Economic, and Housing. Though there is some overlap, each table describes different

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<sup>1</sup> For more information on the American Community Survey:

[http://www.census.gov/acs/www/about\\_the\\_survey/american\\_community\\_survey/](http://www.census.gov/acs/www/about_the_survey/american_community_survey/)

characteristics of the relevant jurisdictions. A full description of the methodology is included at the end of the report.



## A. Demographics

This section highlights information from the “ACS Demographic and Housing Estimates” table for each city and metro area. The characteristics are based in three areas – age, gender, and race/ethnicity. Beyond the highlighted data here, Appendix Table A shows all of the characteristics contained in this table, and the relative rankings, for the City of Portland and the metro area.

**AGE** – Though Portland is generally thought of as being young, which is true of recent transplants, Portlanders as whole are relatively old compared to other large American cities. As

**TABLE 1. City of Portland Residents by Age, Rank**

Age Group	Proportion of Total Pop.	Rank
Under 5 years	6.0%	45
5 to 9 years	5.5%	41
10 to 14 years	4.7%	44
15 to 19 years	5.0%	47
20 to 24 years	7.0%	45
25 to 34 years	19.6%	10
35 to 44 years	16.4%	2
45 to 54 years	13.1%	26
55 to 59 years	6.4%	7
60 to 64 years	5.6%	5
65 to 74 years	5.9%	19
75 to 84 years	3.1%	35
85 years and over	1.8%	8

shown in Figure A.1, the median age of Portland residents, 36.3 years old, is tied for the 4<sup>th</sup> oldest among the 50 cities. Comparatively, though the metro area median age is slightly older, it ranks only the 21<sup>st</sup> oldest among the 50 largest metro areas.

Portland’s somewhat older median age appears to be largely a function of having relatively few children and young adults. As can be seen in Table 1, Portland ranks in the bottom 10 in every age category under 25 years of

age, with the smallest proportion in the late teenage group.

Segmenting the data further, Portland has the 8<sup>th</sup> highest proportion of its population over the age of 18 and 4<sup>th</sup> highest over the age of 21. Looking at the proportion of the population over the age of 65, Portland ranks near the middle of the 50 cities.

**GENDER** – Something that is reflected in other parts of the data (particularly, when looking at households), Portland has relatively more males than other cities. Figure A.2 shows the proportion of the population that is male for each of the 50 cities. Though males represent less than half (49.5%) the population, Portland has the 17<sup>th</sup> largest percentage of the population that is male. This ranking become slightly higher when looking at the 18 years and older population (14<sup>th</sup>) and the 65 and over population (16<sup>th</sup>). These rankings are even more pronounced in the metro area, with the Portland-Vancouver-Hillsboro MSA having the 11<sup>th</sup> highest proportion of males of the 50 largest metro areas.

**RACE/ETHNICITY<sup>2</sup>** – Table 2 summarizes Portland’s racial make-up. While having the highest proportion of whites among the 50 cities surveyed, it is also high in most other racial categories. On the other end of the spectrum, Portland has among the lowest proportion of African Americans among the 50 cities.

Just under 10% of Portlanders are of Hispanic heritage, ranking 34<sup>th</sup>, while the metro area proportion of 11% Hispanic ranks 23<sup>rd</sup> among metro areas.

**TABLE 2. City of Portland Residents by Race/Ethnicity**

Race/Ethnicity <sup>2</sup>	Proportion of Total Pop.	Rank
White	77.4%	1
African American	6.3%	47
Native American	0.8%	9
Asian	7.5%	9
Pacific Islander	0.6%	3
Other	3.1%	32
Two or More Races	4.4%	10
Hispanic/Latino	9.4%	34

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<sup>2</sup> For more on American Community Survey definitions:

[http://www.census.gov/acs/www/Downloads/data\\_documentation/SubjectDefinitions/2013\\_ACSSubjectDefinitions.pdf](http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2013_ACSSubjectDefinitions.pdf)

Figure A.1. City Resident Median Age (in Years)

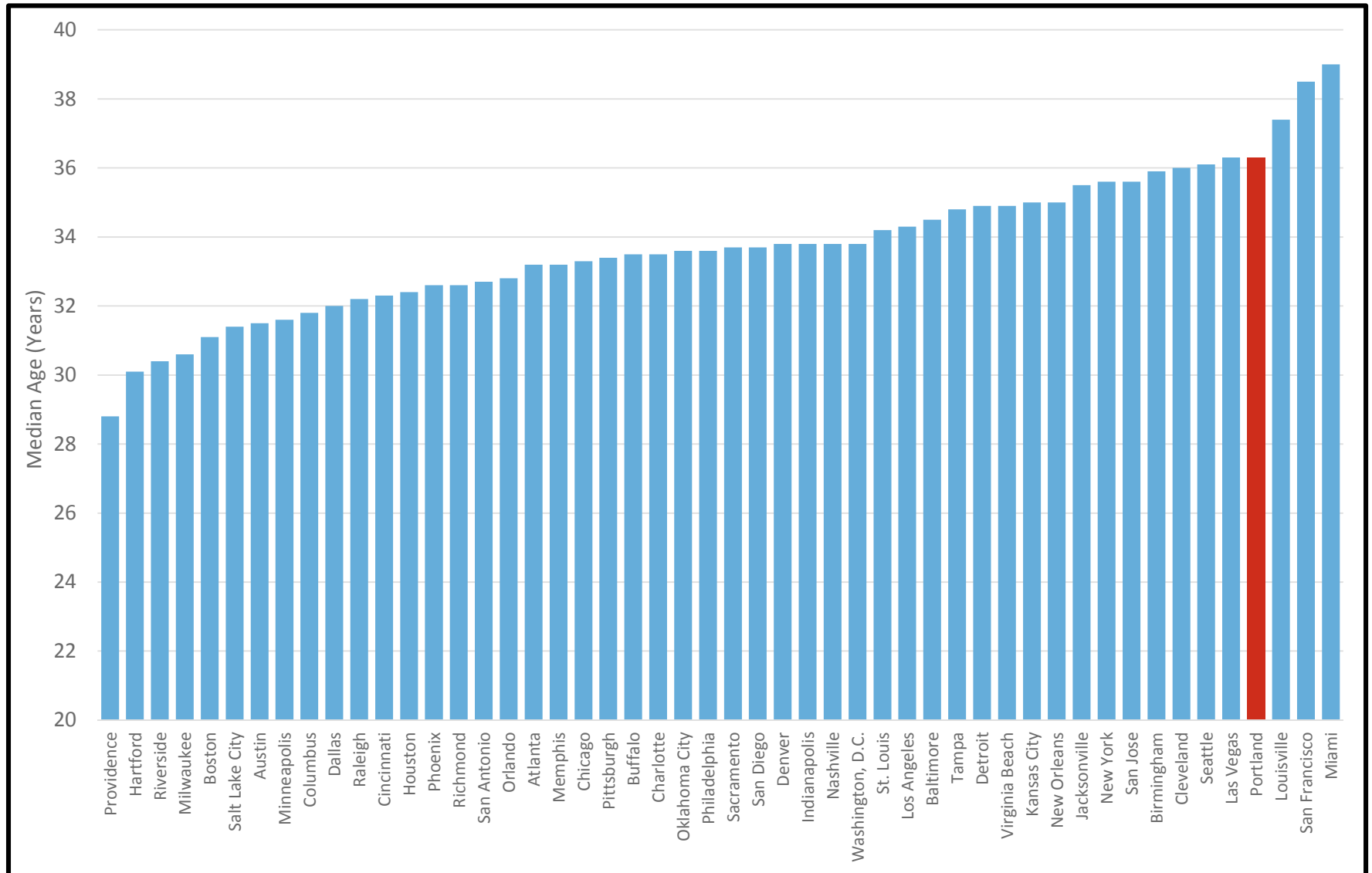
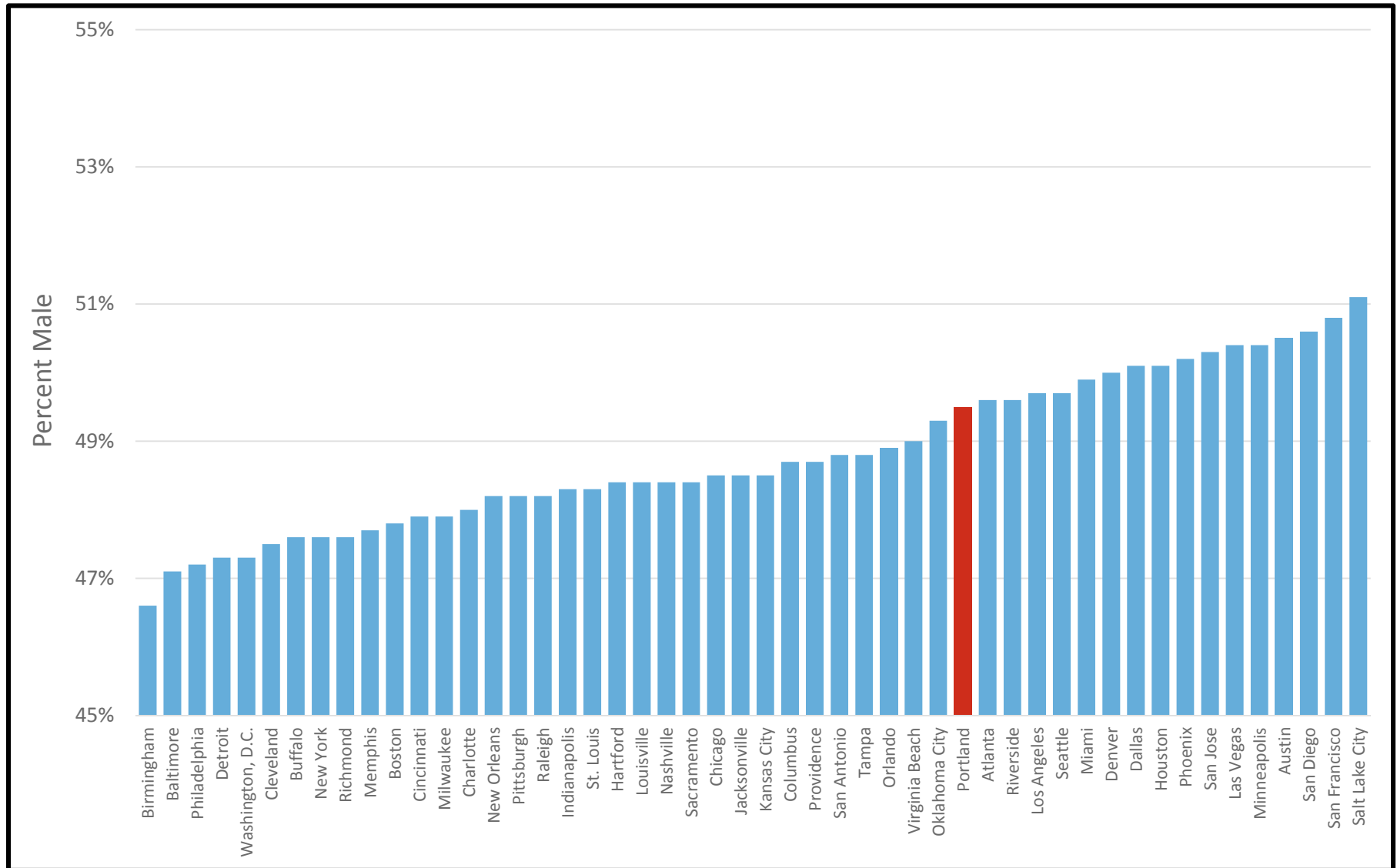


Figure A.2. City Residents Percent Male

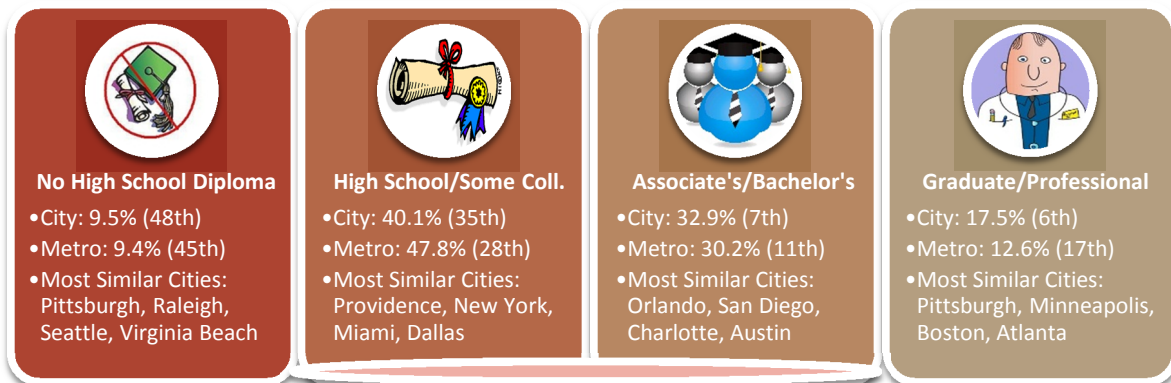




## B. Social

This section highlights information from the “Selected Social Characteristics” table for each city and metro area. The topics covered in this table include a variety of individual and family characteristics, including household dynamics, educational measures, and migration patterns. What follows is a small collection of data that can be gleaned from this table. The entire list of characteristics surveyed can be found in Appendix Table B.

**Education** – Much has been written about the highly educated workforce in the metro area, generally, but also in Portland, usually in describing recent transplants. Figure B.1 shows that Portland has the 9<sup>th</sup> highest percentage of its residents over 25 population with at least a bachelor’s degree. Among metro areas, the ranking falls to 16<sup>th</sup>. If the education requirement falls to at least a high school education, both the City and metro area rank in the top five of their respective lists. The graphic below depicts the educational attainment of Portlanders over the age of 25, the relative ranking amongst the 50 cities, and which cities most closely reflect those levels of attainment.



**Households/Families<sup>2</sup>** – Consistent with the general population of Portland, the City has the 34<sup>th</sup> highest concentration of households with children under the age of 18. Unsurprisingly, the average family size in Portland is the 4<sup>th</sup> smallest of the sampled cities. More interesting, as shown in Figure B.2, of all households with children Portland has the 7<sup>th</sup> lowest proportion of single-parent households, higher than only four California cities, Seattle, and Salt Lake City. Finally, Table 3 shows the percentage of Portland residents over the age of 15 at a given marital status and where that percentage ranks in the 50 cities.

**TABLE 3. City of Portland Residents by Marital Status**

Marital Status	Percentage of Population over 15 years old	Rank
Never Married	40.3%	34
Married	40.7%	15
Separated	1.8%	46
Widowed	4.5%	40
Divorced	12.6%	16

**Migration/Residency** – There are two main topics relating to migration. One identifies if someone has moved in the last year and the other looks at where they live relative to where they were born. On the first topic Portland is about at the median in terms of moving in the last year, with just over 20% having moved (ranked 24<sup>th</sup> among the 50 cities) – though Portland has the 6<sup>th</sup> highest proportion of residents that moved from another state. The metro area ranks much higher (11<sup>th</sup>), despite having a smaller proportion of movers at 17.4%. Meanwhile, Figure B.3 shows the proportion of city residents born outside of their home state. Portland ranks relatively high, 10<sup>th</sup>, with nearly 60% of residents having been born outside of Oregon.

### WHERE WERE PORTLAND RESIDENTS BORN?

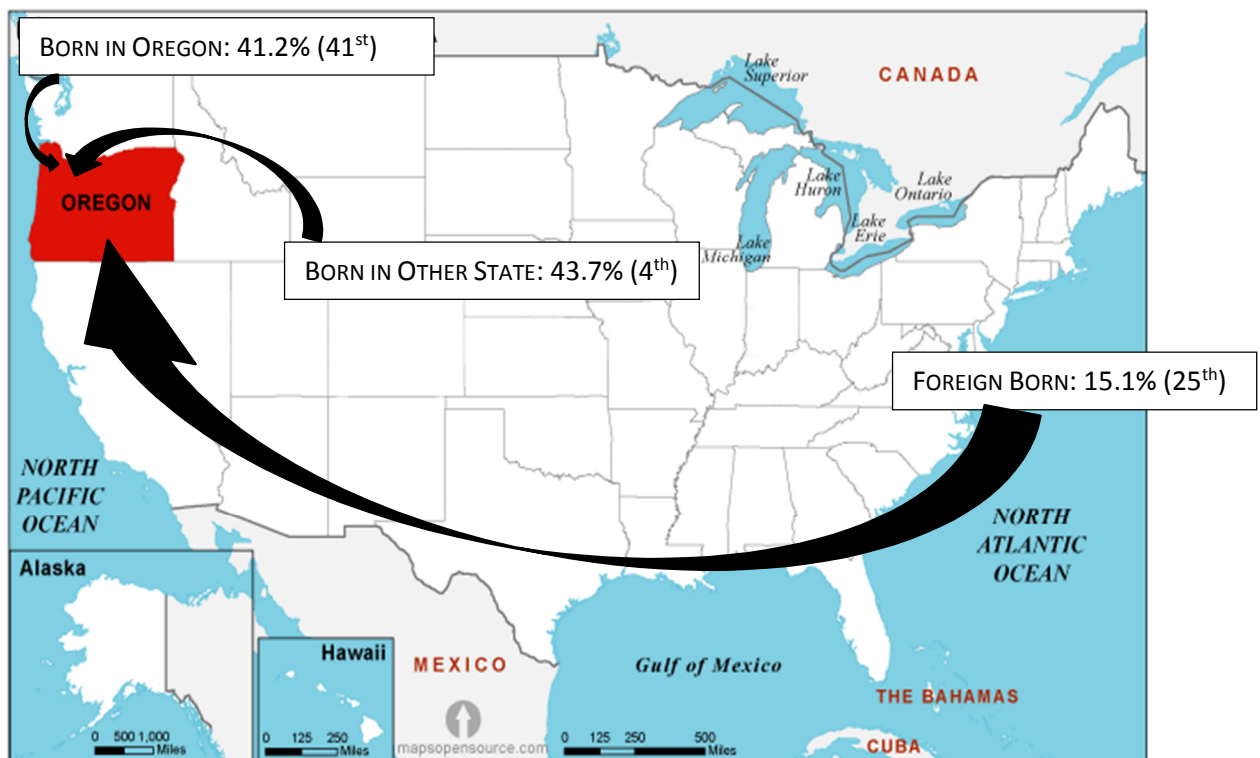
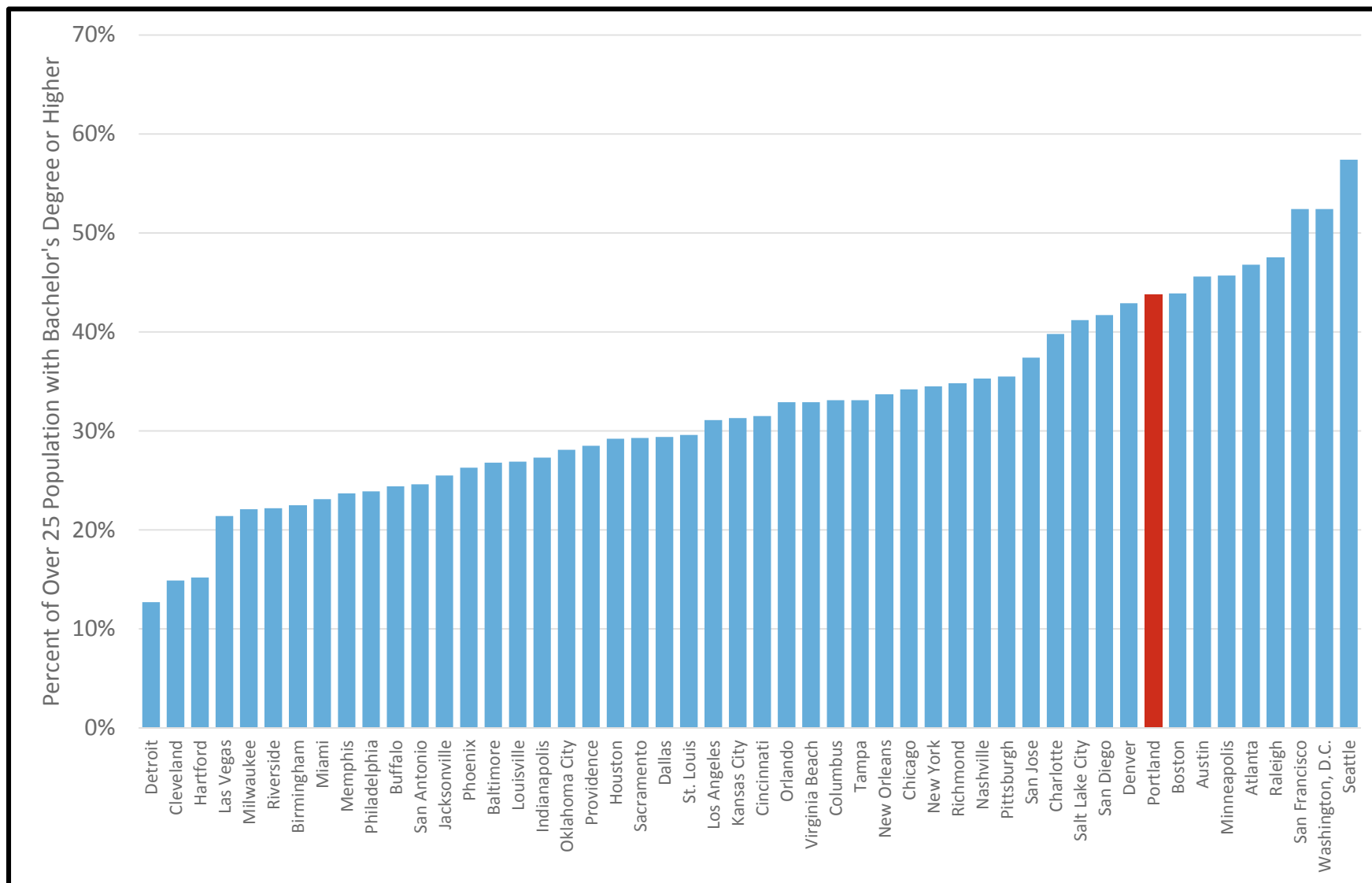


Figure B.1. Percent of Population over 25 with a Bachelor’s Degree or Higher



**Figure B.2. Percent of Households with Children that are Single-Parent Households**

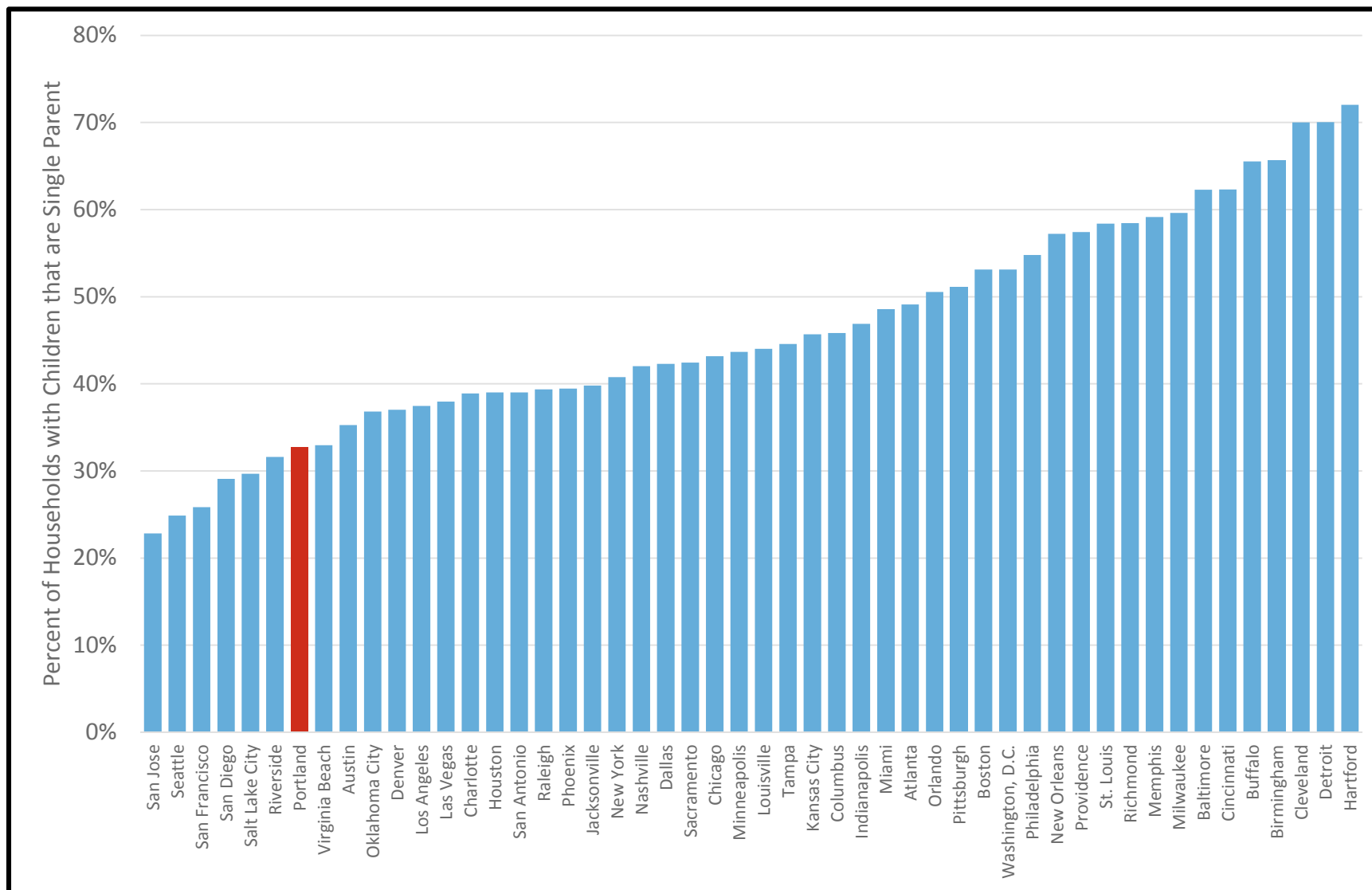
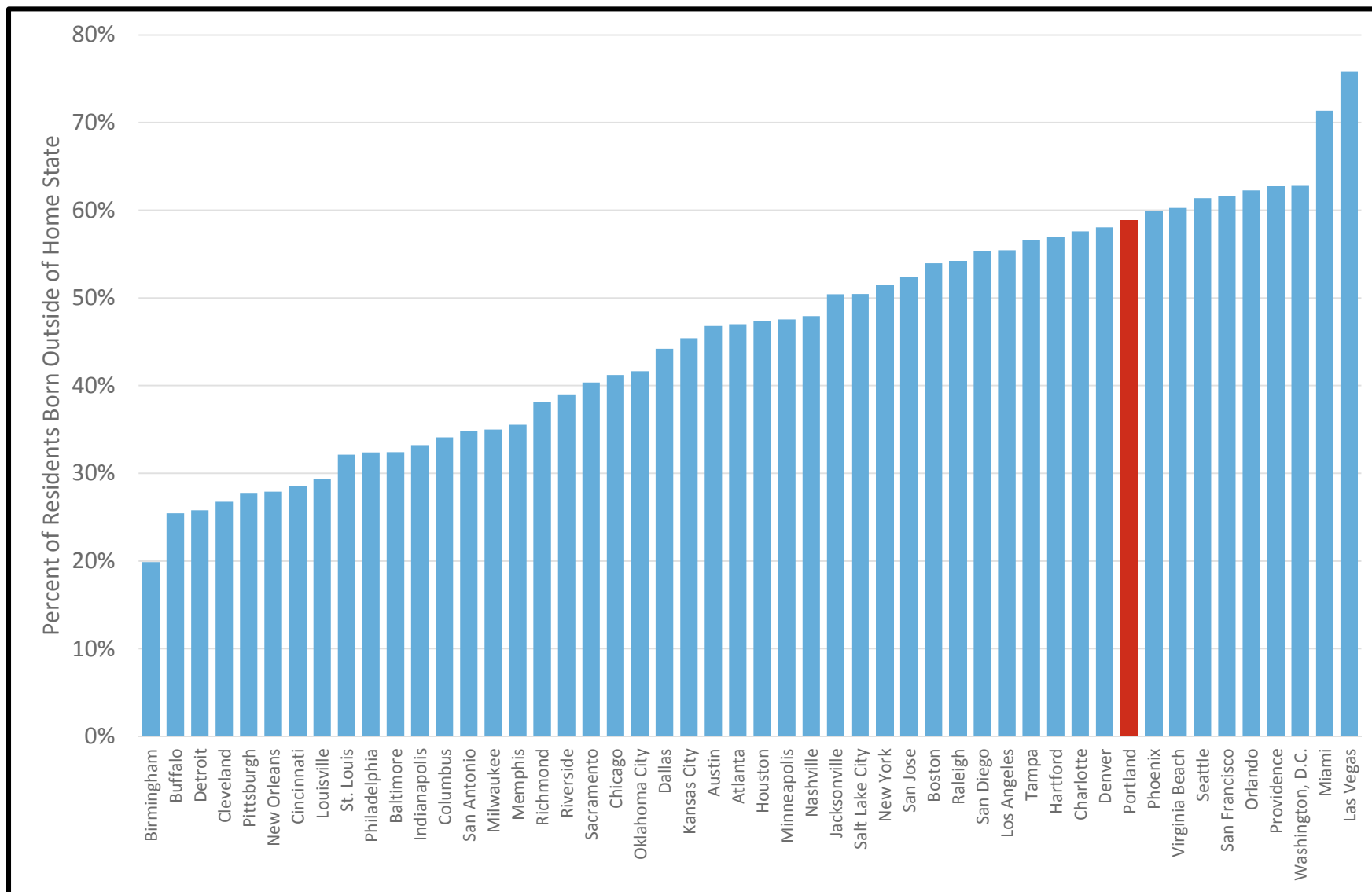


Figure B.3. Percent of Population Born Outside of Home State



## C. Economic

This section highlights information from the “Selected Economic Characteristics” table for each city and metro area. The characteristics summarized in this table include employment, occupation, income, and poverty status. With respect to the data presented in this section, it is important to note that the employment and occupational data reflect the characteristics of those living in the City, not necessarily those working in the City. In addition to the highlighted data here, Appendix Table C shows all of the characteristics contained in this table for the City of Portland and the metro area.

**Labor Force** – To be counted as part of the labor force, one needs to either be employed or actively looking for work. Of the over 16 population in Portland, nearly 70% are in the labor force, ranking 10<sup>th</sup> amongst the 50 cities. Among females in this category, the ranking goes up to 9<sup>th</sup>. Furthermore, Figure C.1 shows Portland females are employed at a higher rate than all but seven cities. These data are in contrast to the metro area, which ranks closer to the median in these categories.

**Occupation/Industry** – Table 4 shows the proportion of Portland residents with occupations in broad categories and the relative rank among the 50 cities. Counter to some perception,

Portland does not have a high concentration of service employees – in this case using the ACS definitions<sup>3</sup>, which include everything from police officers to restaurant workers.

With respect to which industries employ Portland workers, there are particularly high

concentrations of industry employment for Portland residents in wholesale trade (5<sup>th</sup>) and manufacturing (10<sup>th</sup>). Figure C.2 shows the percent of each city’s residents that work in manufacturing. Meanwhile, Portland residents are less likely to work in government (40<sup>th</sup>), finance (39<sup>th</sup>), or transportation and utilities (34<sup>th</sup>), compared with the 50 cities. Also of note, Portland has the 4<sup>th</sup> highest concentration of workers that count themselves as self-employed.

**Poverty/Public Assistance** – On most poverty measures, Portland has relatively low concentrations of poverty. Figure C.3 shows the percentage of residents whose incomes were below the poverty level in the past 12 months for all 50 cities. In contrast, Portland ranks high (16<sup>th</sup>) in food stamp usage, while the metro area has the 3<sup>rd</sup> highest rate of food stamp among

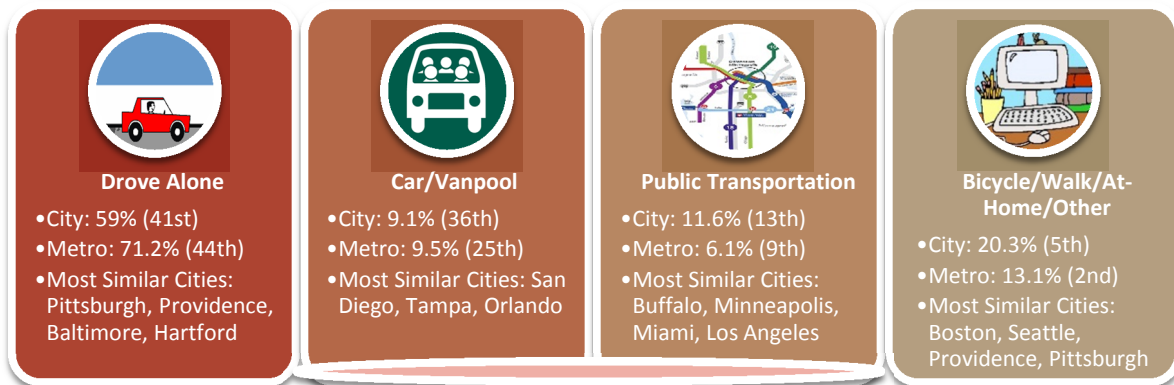
**TABLE 4. City of Portland Occupations by Category**

Occupation Category	Percentage of Employed Population over 16 years old	Rank
Management, Science, & Arts	45.3%	8
Services	17.7%	40
Sales & Office	21.8%	44
Natural Resources & Construction	4.9%	42
Production & Transportation	10.4%	25

<sup>3</sup> For more information on ACS occupation definitions: <http://www.bls.gov/soc/>

metro areas. Among other possibilities, this disparity could be because Oregon does a relatively better job of identifying those that qualify for food stamps and providing benefits to them.

**Commuting** – The graphic below summarizes the rankings for Portland and the metro area as it relates to commuting. Portland ranks first in the proportion of workers that work from home. With an average commuting time of 24 minutes, Portland residents have the 20<sup>th</sup> longest commute. Figure C.4 shows the average commute-to-work time for all 50 cities.



**Income** – Income data for Portland (and other cities) is highly correlated with cost-of-living. Given our relatively high housing costs (see Section D), it is somewhat unsurprising that Portland residents have the 12<sup>th</sup> highest per capita income of the 50 cities – also note that having

**TABLE 5. City of Portland Household Income**

Income Level	Percentage of Households	Rank
Less Than \$25,000	24.5%	39
\$25,000 to \$49,999	23.5%	36
\$50,000 to \$74,999	17.2%	19
\$75,000 to \$149,999	29.9%	10
\$150,000 & Up	9.6%	18

relatively fewer children helps to boost this metric. Even looking at households, Portland has the 11<sup>th</sup> highest median household income. However, the metro area only ranks 22<sup>nd</sup> in median household income.

Figure C.1. Percent of Females over 16 that are Employed

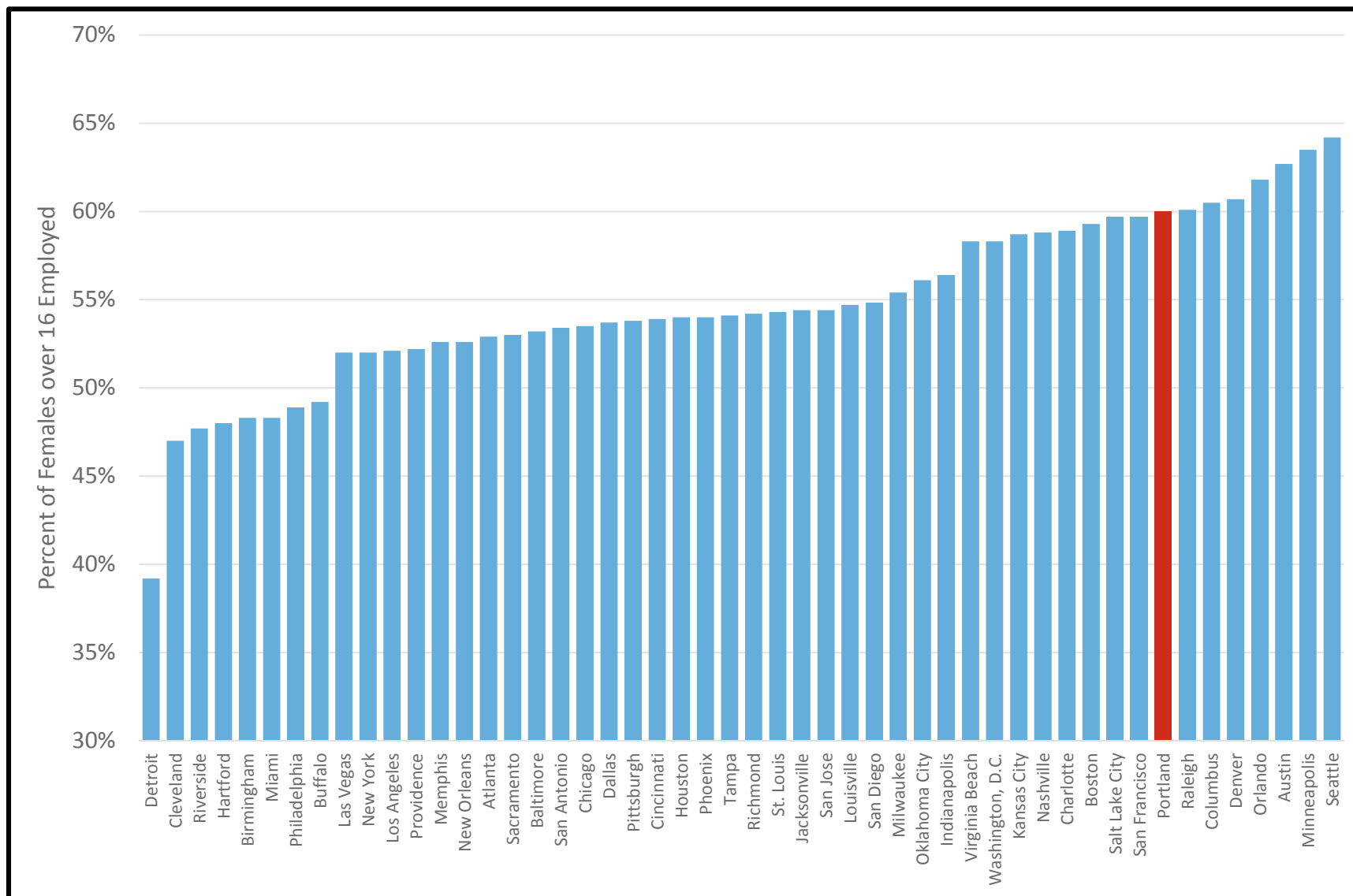




Figure C.2. Percent of Employed Residents in Manufacturing

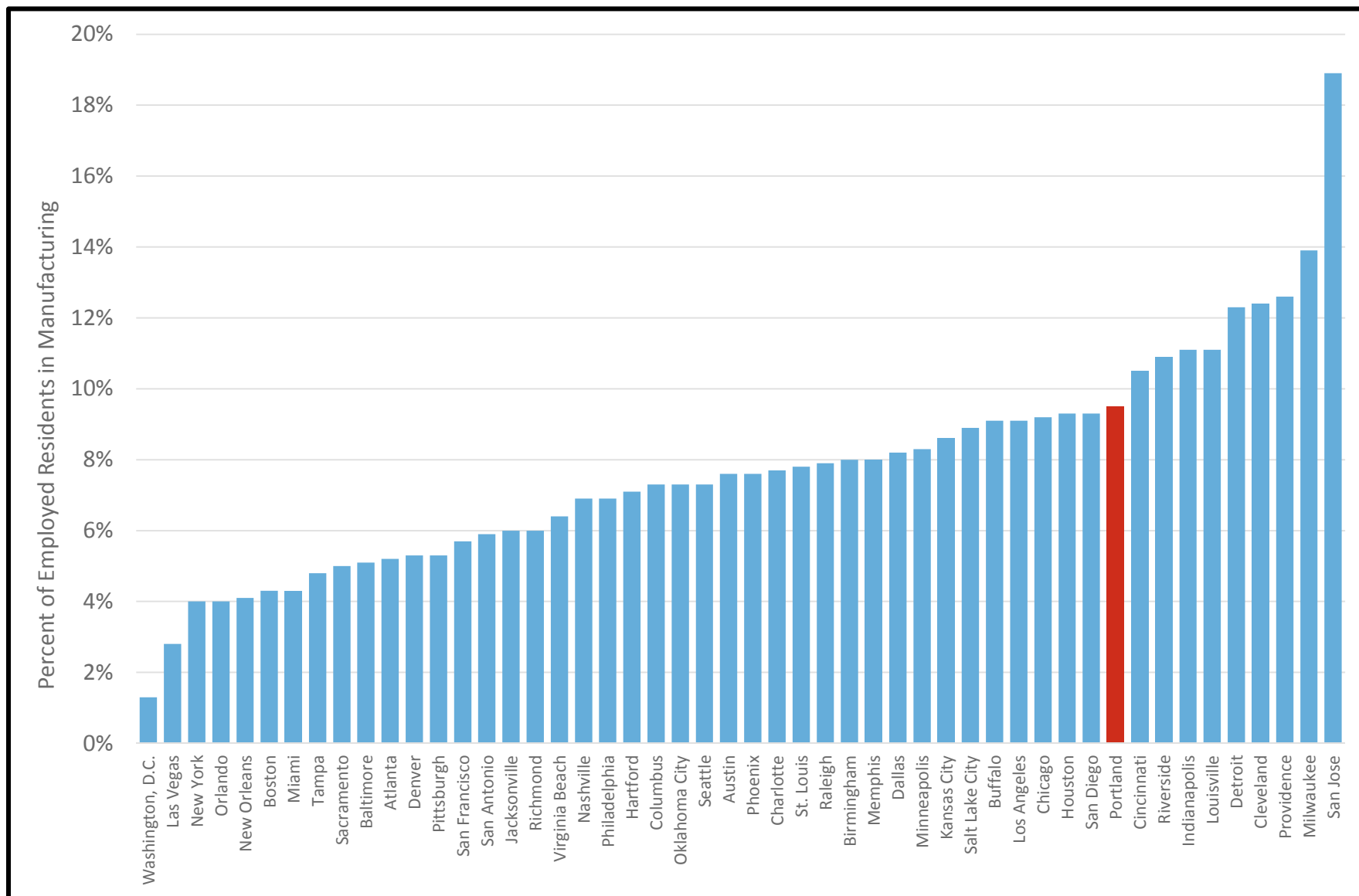


Figure C.3. Percent of Residents In Poverty In Last 12 Months

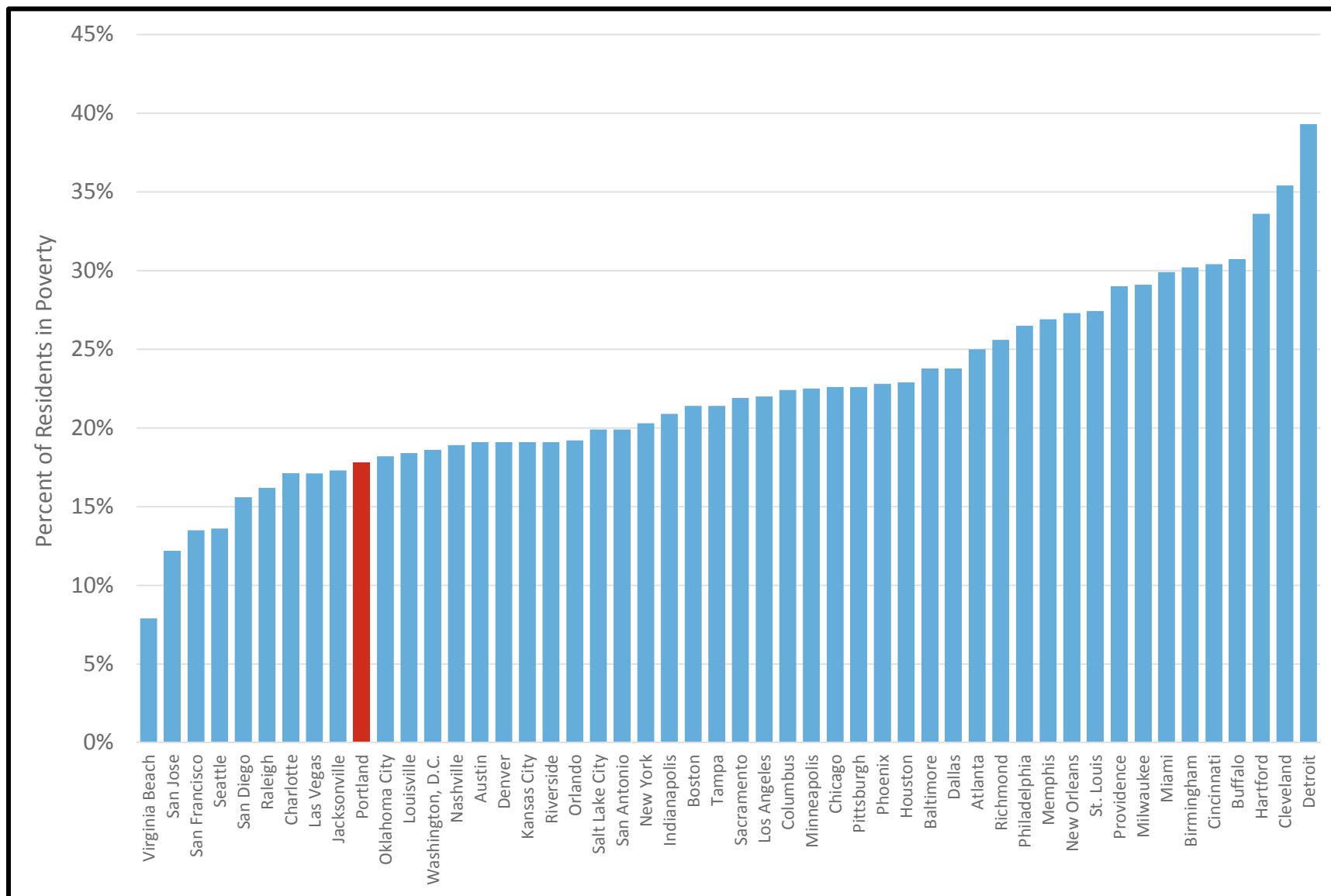
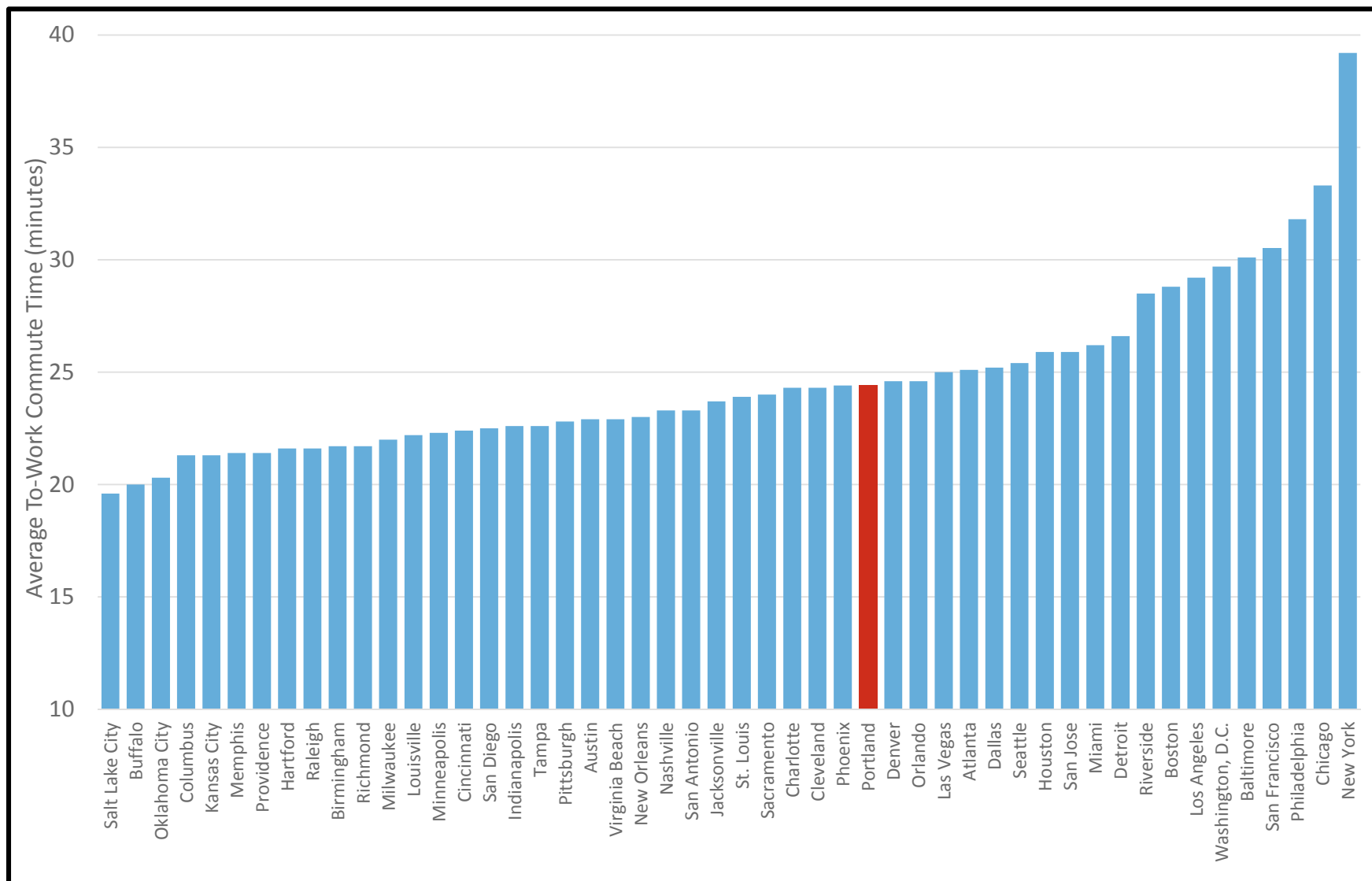


Figure C.4. Average To-Work Commute Time (Minutes)



## D. Housing

This section highlights information from the “Selected Housing Characteristics” table for each city and metro area. The characteristics relate to housing occupancy, type, costs, and building features. The entire list of characteristics surveyed can be found in Appendix Table D.

**Occupancy/Housing Stock** – Much has been made recently of the exceptionally low rental vacancy rate for Portland. This is clearly warranted with the City vacancy rate at the 2<sup>nd</sup> lowest of the 50 cities as reflected in Figure D.1, and the metro area holding down the 4<sup>th</sup> lowest among metro areas. The types of housing in Portland skew toward single family homes (ranked 15<sup>th</sup>). Also of note, there tends to be proportionally more buildings with a large number of housing units than in other cities, as Portland ranks 19<sup>th</sup> in the proportion of housing in buildings with 20 or more units.

**Housing Stock/Values** – The housing stock in Portland tends to be owner-occupied (15<sup>th</sup> highest proportion), while the metro area has more rental occupied housing compared to other metro areas (10<sup>th</sup>). As was cited earlier, housing values are highly correlated with incomes. The relatively high incomes in Portland are also reflected in home values. Figure D.2 shows Portland has having the 9<sup>th</sup> highest home value for owner occupied homes.

**Housing Costs** – Unsurprisingly, Portland has a relatively high percentage of owner-occupied housing with a mortgage (11<sup>th</sup> highest). The median owner costs for these units ranks 15<sup>th</sup> highest among the 50 cities. With respect to rental costs, the low vacancy rate helps push rents higher. Table 6 shows the proportion of renters and relative rank with respect to the percentage of income spent on rent.

**TABLE 6. City of Portland Rent Cost As a Percentage of Household Income**

Rent as a % of Income	Proportion of Rental Households	Rank
Less Than 15%	9.6%	31
15% to 20%	12.0%	21
20% to 25%	12.6%	22
25% to 30%	12.3%	13
30% to 35 %	8.3%	42
35% or More	45.3%	21

Figure D.1. Rental Market Vacancy Rate

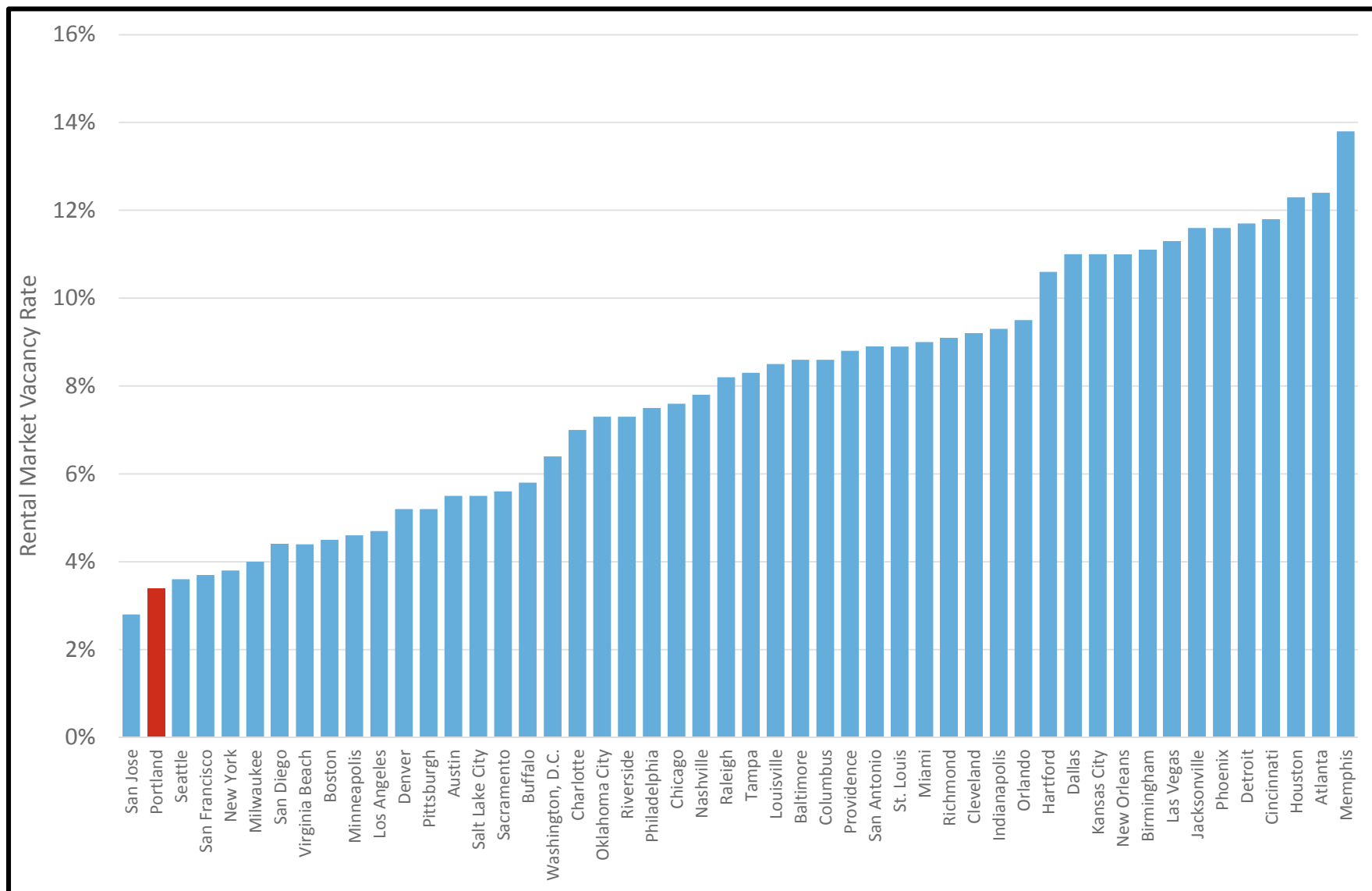
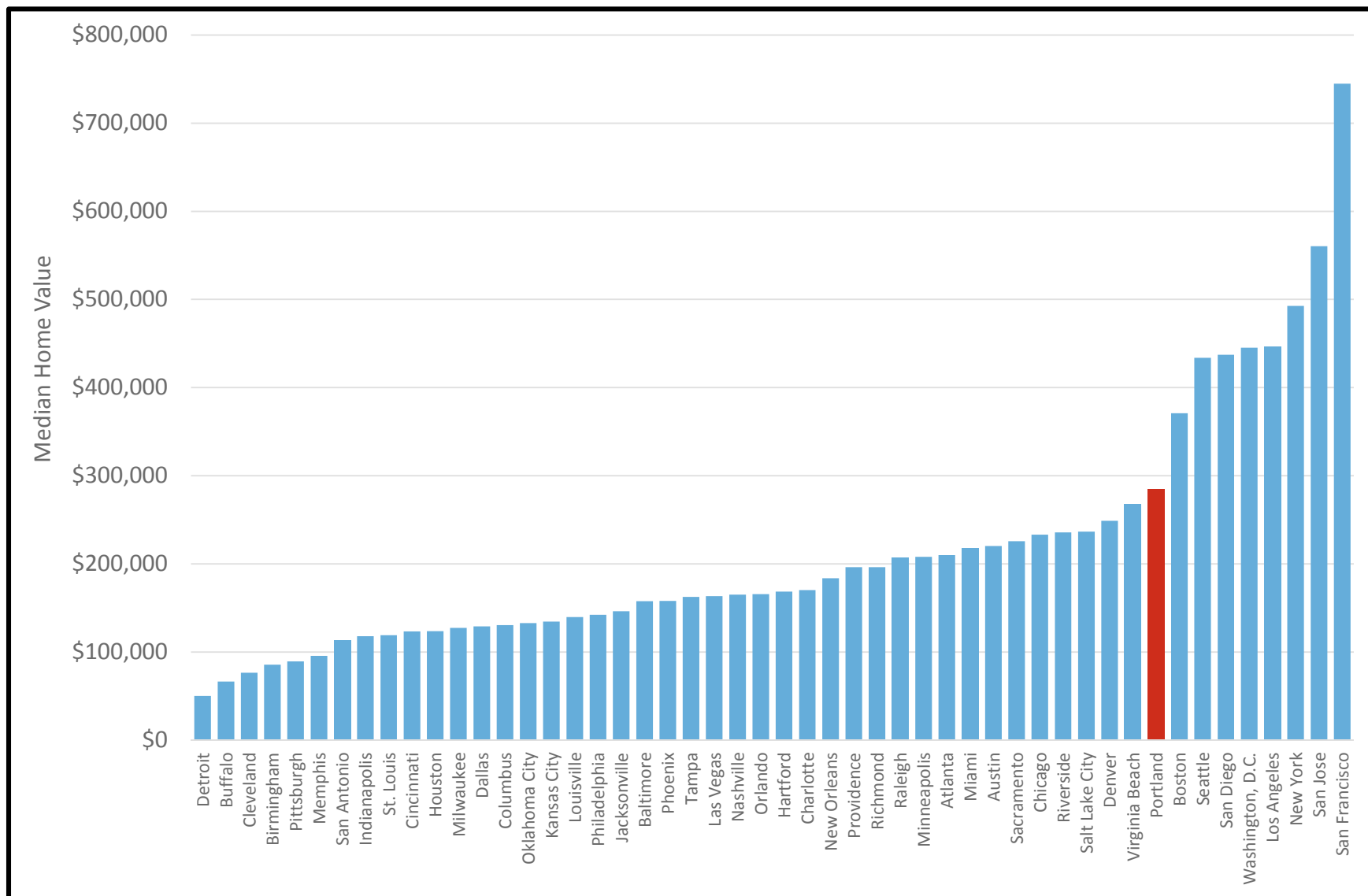


Figure D.2. Median Home Value (Owner-Occupied Housing Units)



## Methodology

The statistics and graphs cited in this publication were culled from four American Community Survey tables published by the U.S. Census Bureau. The four tables describe the Social, Economic, Housing, and Demographic characteristics of the relevant jurisdictions. The data from the five-year tables were used because the sample sizes in the city data for the one-year and three-year tables make drawing clear distinctions difficult. In this case, each of the four tables were downloaded for the 50 largest

metropolitan areas in the U.S. based on 2013 population, as well as the largest cities within each of these areas. It should be noted that, though very similar, these are not the fifty largest cities. For instance Tucson, Arizona is one of the 50 largest cities, but not among the 50 largest metro areas. The opposite is true for Pittsburgh, Pennsylvania.



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## Appendix Tables

## Appendix Table A: ACS Demographic &amp; Housing Estimates

(US Census Bureau, 2013 American Community Survey, 5-Year Tables)

Characteristic	City of Portland				Portland-Vancouver-Hillsboro MSA			
	Measure		Rank		Measure		Rank	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
SEX AND AGE								
Total population	594,687		27		2,260,591		24	
Male	294,306	49.5%	24	17	1,116,694	49.4%	23	11
Female	300,381	50.5%	27	34	1,143,897	50.6%	24	39
Under 5 years	35,449	6.0%	27	45	143,540	6.3%	24	33
5 to 9 years	32,558	5.5%	26	41	150,209	6.6%	24	25
10 to 14 years	27,828	4.7%	28	44	144,905	6.4%	26	34
15 to 19 years	29,850	5.0%	31	47	142,413	6.3%	28	44
20 to 24 years	41,822	7.0%	28	45	141,389	6.3%	30	41
25 to 34 years	116,585	19.6%	21	10	339,710	15.0%	22	9
35 to 44 years	97,317	16.4%	18	2	329,563	14.6%	23	10
45 to 54 years	77,711	13.1%	24	26	317,702	14.1%	25	38
55 to 59 years	38,094	6.4%	21	7	151,276	6.7%	23	13
60 to 64 years	33,382	5.6%	21	5	131,399	5.8%	23	10
65 to 74 years	35,112	5.9%	25	19	152,092	6.7%	25	26
75 to 84 years	18,321	3.1%	29	35	77,709	3.4%	27	35
85 years and over	10,658	1.8%	17	8	38,684	1.7%	24	19
Median age (years)	36		4		37		21	
18 years and over	482,001	81.1%	24	8	1,733,438	76.7%	23	19
21 years and over	462,029	77.7%	22	4	1,652,223	73.1%	23	12
62 years and over	82,928	13.9%	24	21	343,457	15.2%	24	26



65 years and over	64,091	10.8%	27	26	268,485	11.9%	26	28
18 years and over	482,001		24		1,733,438		23	
Male	236,997	49.2%	22	14	846,640	48.8%	23	13
Female	245,004	50.8%	24	35	886,798	51.2%	23	37
65 years and over	64,091		27		268,485		26	
Male	26,955	42.1%	24	16	117,277	43.7%	26	10
Female	37,136	57.9%	28	34	151,208	56.3%	27	39
RACE								
Total population	594,687		27		2,260,591		24	
One race	568,641	95.6%	27	41	2,170,682	96.0%	24	42
Two or more races	26,046	4.4%	17	10	89,909	4.0%	19	9
One race	568,641	95.6%	27	41	2,170,682	96.0%	24	42
White	460,202	77.4%	14	1	1,857,416	82.2%	22	5
Black or African American	37,225	6.3%	46	47	64,958	2.9%	48	48
American Indian and Alaska Native	4,685	0.8%	12	9	18,905	0.8%	16	6
Cherokee tribal grouping	242	0.0%	30	23	1,041	0.0%	26	20
Chippewa tribal grouping	473	0.1%	4	3	983	0.0%	5	4
Navajo tribal grouping	22	0.0%	24	5	463	0.0%	14	5
Sioux tribal grouping	272	0.0%	5	3	927	0.0%	5	3
Asian	44,552	7.5%	14	9	132,990	5.9%	20	13
Asian Indian	1,556	0.3%	42	43	14,667	0.6%	32	36
Chinese	11,446	1.9%	13	8	29,599	1.3%	17	11
Filipino	3,205	0.5%	17	13	13,732	0.6%	22	17
Japanese	2,867	0.5%	9	8	9,879	0.4%	11	7
Korean	2,437	0.4%	20	18	13,574	0.6%	16	9
Vietnamese	15,729	2.6%	6	3	30,383	1.3%	13	8
Other Asian	7,312	1.2%	13	12	21,156	0.9%	18	14
Native Hawaiian and Other Pacific Islander	3,293	0.6%	8	3	11,583	0.5%	9	6
Native Hawaiian	535	0.1%	9	2	2,513	0.1%	6	2
Guamanian or Chamorro	80	0.0%	22	7	1,347	0.1%	10	2
Samoan	372	0.1%	9	6	1,985	0.1%	9	6
Other Pacific Islander	2,306	0.4%	4	3	5,738	0.3%	6	4
Some other race	18,684	3.1%	30	32	84,830	3.8%	23	22

Two or more races	26,046	4.4%	17	10	89,909	4.0%	19	9
White and Black or African American	5,000	0.8%	24	23	15,368	0.7%	33	25
White and American Indian and Alaska Native	6,770	1.1%	5	2	23,333	1.0%	9	2
White and Asian	6,907	1.2%	10	6	24,849	1.1%	14	6
Black or African American and American Indian and Alaska Native	1,182	0.2%	17	12	1,826	0.1%	32	11
Race alone or in combination with one or more other races								
Total population	594,687		27		2,260,591		24	
White	482,916	81.2%	14	1	1,937,886	85.7%	22	4
Black or African American	45,375	7.6%	46	47	88,444	3.9%	48	48
American Indian and Alaska Native	14,603	2.5%	10	5	49,520	2.2%	15	5
Asian	53,995	9.1%	14	9	168,763	7.5%	20	11
Native Hawaiian and Other Pacific Islander	4,979	0.8%	10	7	20,307	0.9%	10	6
Some other race	21,297	3.6%	28	32	95,036	4.2%	23	22
HISPANIC OR LATINO AND RACE								
Total population	594,687		27		2,260,591		24	
Hispanic or Latino (of any race)	56,058	9.4%	29	34	248,569	11.0%	24	23
Mexican	42,969	7.2%	19	19	200,861	8.9%	18	17
Puerto Rican	1,689	0.3%	39	39	6,259	0.3%	41	40
Cuban	1,657	0.3%	22	16	3,742	0.2%	28	18
Other Hispanic or Latino	9,743	1.6%	36	37	37,707	1.7%	30	34
Not Hispanic or Latino	538,629	90.6%	23	16	2,012,022	89.0%	25	28
White alone	428,334	72.0%	11	1	1,716,630	75.9%	20	8
Black or African American alone	36,005	6.1%	46	47	61,885	2.7%	48	48
American Indian and Alaska Native alone	3,730	0.6%	6	6	13,278	0.6%	9	5
Asian alone	44,142	7.4%	14	9	131,311	5.8%	20	13
Native Hawaiian and Other Pacific Islander alone	3,212	0.5%	7	3	11,121	0.5%	9	6
Some other race alone	1,183	0.2%	24	16	2,921	0.1%	37	34
Two or more races	22,023	3.7%	14	5	74,876	3.3%	18	5
Two races including Some other race	454	0.1%	30	8	2,295	0.1%	24	8
Two races excluding Some other race, and Three or more races	21,569	3.6%	12	5	72,581	3.2%	17	5
Total housing units	266,581		26		927,767		26	

**Appendix Table B: Selected Social Characteristics**  
(US Census Bureau, 2013 American Community Survey, 5-Year Tables)

Characteristic	City of Portland				Portland-Vancouver-Hillsboro MSA			
	Measure		Rank		Measure		Rank	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
<b>HOUSEHOLDS BY TYPE</b>								
Total households	250,133		21		870,751		23	
Family households (families)	128,206	51.3%	24	39	555,267	63.8%	24	37
With own children under 18 years	58,249	23.3%	24	34	257,637	29.6%	23	30
Married-couple family	93,716	37.5%	20	16	426,091	48.9%	23	13
With own children under 18 years	39,187	15.7%	20	19	183,444	21.1%	22	20
Male householder, no wife present, family	9,682	3.9%	30	44	37,755	4.3%	26	33
With own children under 18 years	4,842	1.9%	24	36	19,908	2.3%	24	14
Female householder, no husband present, family	24,808	9.9%	37	47	91,421	10.5%	35	48
With own children under 18 years	14,220	5.7%	36	47	54,285	6.2%	34	44
Nonfamily households	121,927	48.7%	18	12	315,484	36.2%	24	13
Householder living alone	87,575	35.0%	23	27	239,392	27.5%	24	31
65 years and over	21,640	8.7%	22	30	75,515	8.7%	25	26
Households with one or more people under 18 years	62,548	25.0%	26	41	278,620	32.0%	24	37
Households with one or more people 65 years and over	47,551	19.0%	25	34	193,340	22.2%	25	35
Average household size	2.31		38		2.55		32	
Average family size	3.04		47		3.13		38	
<b>RELATIONSHIP</b>								
Population in households	578,861		29		2,224,235		24	
Householder	250,133	43.2%	21	13	870,751	39.1%	23	18
Spouse	93,768	16.2%	20	7	425,990	19.2%	23	7
Child	139,057	24.0%	28	45	642,149	28.9%	27	46
Other relatives	28,498	4.9%	35	49	115,653	5.2%	29	40

Nonrelatives	67,405	11.6%	17	7	169,692	7.6%	19	3	
Unmarried partner	25,002	4.3%	14	1	65,716	3.0%	19	1	
<b>MARITAL STATUS</b>									
Males 15 years and over	245,519		22		891,993		23		
Never married	106,986	43.6%	25	35	305,544	34.3%	25	36	
Now married, except separated	102,543	41.8%	21	19	458,481	51.4%	23	16	
Separated	4,280	1.7%	30	43	14,752	1.7%	29	27	
Widowed	5,019	2.0%	24	35	18,232	2.0%	31	36	
Divorced	26,691	10.9%	22	18	94,984	10.6%	22	11	
Females 15 years and over	253,333		25		929,944		23		
Never married	94,281	37.2%	26	32	260,131	28.0%	27	43	
Now married, except separated	100,430	39.6%	21	14	453,202	48.7%	23	9	
Separated	4,778	1.9%	38	47	18,152	2.0%	31	39	
Widowed	17,674	7.0%	30	41	69,291	7.5%	29	39	
Divorced	36,170	14.3%	21	13	129,168	13.9%	21	7	
<b>FERTILITY</b>									
Number of women 15 to 50 years old who had a birth in the past 12 months	7,799		26		29,910		22		
Unmarried women (widowed, divorced, and never married)	2,184	28.0%	35	40	7,956	26.6%	33	40	
Per 1,000 unmarried women	22		42		27		40		
Per 1,000 women 15 to 50 years old	47		42		53		24		
Per 1,000 women 15 to 19 years old	10		43		14		40		
Per 1,000 women 20 to 34 years old	64		41		90		30		
Per 1,000 women 35 to 50 years old	36		8		28		13		
<b>GRANDPARENTS</b>									
Number of grandparents living with own grandchildren under 18 years	8,039		36		39,099		30		
Responsible for grandchildren	2,567	31.9%	39	39	13,142	33.6%	40	35	
Years responsible for grandchildren									
Less than 1 year	504	6.3%	38	36	2,845	7.3%	37	34	
1 or 2 years	772	9.6%	34	25	2,976	7.6%	41	36	
3 or 4 years	277	3.4%	44	47	2,035	5.2%	41	39	

5 or more years	1,014	12.6%	39	41	5,286	13.5%	38	28
Number of grandparents responsible for own grandchildren under 18 years	2,567		39		13,142		40	
Who are female	1,469	57.2%	42	50	7,946	60.5%	40	46
Who are married	1,849	72.0%	34	3	9,813	74.7%	38	3
<b>SCHOOL ENROLLMENT</b>								
Population 3 years and over enrolled in school	145,222		29		576,945		26	
Nursery school, preschool	9,706	6.7%	23	9	34,637	6.0%	28	34
Kindergarten	6,490	4.5%	28	31	29,958	5.2%	25	14
Elementary school (grades 1-8)	47,564	32.8%	26	35	232,756	40.3%	26	20
High school (grades 9-12)	22,527	15.5%	32	41	117,837	20.4%	28	30
College or graduate school	58,935	40.6%	22	14	161,757	28.0%	27	26
<b>EDUCATIONAL ATTAINMENT</b>								
Population 25 years and over	427,180		21		1,538,135		23	
Less than 9th grade	17,231	4.0%	30	41	56,596	3.7%	30	34
9th to 12th grade, no diploma	23,324	5.5%	35	46	87,240	5.7%	34	44
High school graduate (includes equivalency)	75,072	17.6%	31	44	340,565	22.1%	32	40
Some college, no degree	96,023	22.5%	20	15	395,761	25.7%	20	4
Associate's degree	28,379	6.6%	20	23	127,131	8.3%	24	17
Bachelor's degree	112,254	26.3%	15	8	336,502	21.9%	21	11
Graduate or professional degree	74,897	17.5%	16	6	194,340	12.6%	21	17
Percent high school graduate or higher		90.5%		3		90.6%		5
Percent bachelor's degree or higher		43.8%		9		34.5%		16
<b>VETERAN STATUS</b>								
Civilian population 18 years and over	481,755		24		1,731,978		23	
Civilian veterans	33,951	7.0%	24	24	159,268	9.2%	25	19
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>								
Total Civilian Noninstitutionalized Population	589,506		27		2,244,592		23	
With a disability	68,974	11.7%	25	27	261,405	11.6%	24	20

Under 18 years	112,526		26		526,762		25		
With a disability	4,336	3.9%	28	28	21,108	4.0%	28	24	
18 to 64 years	414,709		22		1,454,158		23		
With a disability	40,338	9.7%	23	27	143,543	9.9%	22	21	
65 years and over	62,271		27		263,672		26		
With a disability	24,300	39.0%	23	23	96,754	36.7%	25	12	
<b>RESIDENCE 1 YEAR AGO</b>									
Population 1 year and over	587,744		26		2,233,851		23		
Same house	466,873	79.4%	26	24	1,845,399	82.6%	24	39	
Different house in the U.S.	115,031	19.6%	25	27	374,871	16.8%	22	11	
Same county	69,766	11.9%	25	36	224,392	10.0%	22	20	
Different county	45,265	7.7%	17	11	150,479	6.7%	21	9	
Same state	19,479	3.3%	20	21	70,826	3.2%	26	20	
Different state	25,786	4.4%	14	6	79,653	3.6%	15	4	
Abroad	5,840	1.0%	19	18	13,581	0.6%	25	20	
<b>PLACE OF BIRTH</b>									
Total population	594,687		27		2,260,591		24		
Native	512,570	86.2%	27	24	1,979,510	87.6%	25	28	
Born in United States	504,717	84.9%	26	23	1,953,290	86.4%	25	27	
State of residence	244,734	41.2%	30	41	973,621	43.1%	34	44	
Different state	259,983	43.7%	11	4	979,669	43.3%	16	7	
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	7,853	1.3%	27	22	26,220	1.2%	30	25	
Foreign born	82,117	13.8%	22	26	281,081	12.4%	24	23	
<b>U.S. CITIZENSHIP STATUS</b>									
Foreign-born population	82,117		22		281,081		24		
Naturalized U.S. citizen	34,783	42.4%	20	16	121,209	43.1%	24	31	
Not a U.S. citizen	47,334	57.6%	25	35	159,872	56.9%	25	20	
<b>YEAR OF ENTRY</b>									
Population born outside the United States	89,970		23		307,301		24		

Native	7,853		27		26,220		30	
Entered 2010 or later	350	4.5%	28	28	969	3.7%	30	37
Entered before 2010	7,503	95.5%	27	22	25,251	96.3%	30	13
Foreign born	82,117		22		281,081		24	
Entered 2010 or later	5,581	6.8%	20	23	12,170	4.3%	27	43
Entered before 2010	76,536	93.2%	22	28	268,911	95.7%	24	8
<b>WORLD REGION OF BIRTH OF FOREIGN BORN</b>								
Foreign-born population, excluding population born at sea	82,117		22		281,081		24	
Europe	16,952	20.6%	11	4	56,123	20.0%	18	11
Asia	33,268	40.5%	14	10	99,374	35.4%	22	19
Africa	4,798	5.8%	24	28	9,749	3.5%	32	34
Oceania	2,265	2.8%	5	3	5,272	1.9%	6	3
Latin America	22,188	27.0%	32	42	100,163	35.6%	25	33
Northern America	2,646	3.2%	10	4	10,400	3.7%	17	8
<b>LANGUAGE SPOKEN AT HOME</b>								
Population 5 years and over	559,238		26		2,117,051		23	
English only	453,369	81.1%	22	22	1,747,548	82.5%	26	25
Language other than English	105,869	18.9%	22	29	369,503	17.5%	26	25
Speak English less than "very well"	49,098	8.8%	21	28	161,188	7.6%	26	22
Spanish	39,554	7.1%	30	34	171,665	8.1%	24	26
Speak English less than "very well"	17,429	3.1%	30	33	78,496	3.7%	25	27
Other Indo-European languages	24,608	4.4%	16	13	86,092	4.1%	23	17
Speak English less than "very well"	8,911	1.6%	14	13	29,197	1.4%	20	17
Asian and Pacific Islander languages	34,729	6.2%	12	9	95,836	4.5%	18	11
Speak English less than "very well"	19,543	3.5%	12	9	47,306	2.2%	18	11
Other languages	6,978	1.2%	21	21	15,910	0.8%	25	25
Speak English less than "very well"	3,215	0.6%	18	11	6,189	0.3%	23	15
<b>ANCESTRY</b>								
Total population	594,687		27		2,260,591		24	
American	29,644	5.0%	22	13	110,010	4.9%	32	26
Arab	3,761	0.6%	21	24	12,669	0.6%	25	19
Czech	4,359	0.7%	10	3	13,154	0.6%	21	10

Danish	5,531	0.9%	6	4	24,879	1.1%	9	3
Dutch	11,303	1.9%	7	3	51,280	2.3%	10	2
English	65,571	11.0%	9	3	259,136	11.5%	17	4
French (except Basque)	19,779	3.3%	11	3	75,705	3.3%	22	8
French Canadian	3,613	0.6%	9	4	16,149	0.7%	16	9
German	107,842	18.1%	12	6	461,415	20.4%	20	10
Greek	2,854	0.5%	16	10	8,650	0.4%	28	20
Hungarian	2,854	0.5%	14	7	8,999	0.4%	29	16
Irish	71,824	12.1%	14	7	267,725	11.8%	28	19
Italian	26,699	4.5%	19	13	90,419	4.0%	32	31
Lithuanian	1,869	0.3%	11	4	4,477	0.2%	23	13
Norwegian	24,163	4.1%	3	3	100,162	4.4%	4	3
Polish	13,342	2.2%	22	17	44,000	1.9%	31	26
Portuguese	2,419	0.4%	11	8	9,527	0.4%	17	9
Russian	12,517	2.1%	7	4	38,741	1.7%	11	5
Scotch-Irish	8,847	1.5%	14	5	30,844	1.4%	15	9
Scottish	20,127	3.4%	6	2	72,706	3.2%	12	2
Slovak	882	0.1%	17	16	2,223	0.1%	33	23
Subsaharan African	8,303	1.4%	27	33	16,306	0.7%	33	34
Swedish	17,155	2.9%	7	4	72,230	3.2%	7	4
Swiss	4,822	0.8%	3	2	17,638	0.8%	5	2
Ukrainian	7,123	1.2%	5	1	23,297	1.0%	8	2
Welsh	7,201	1.2%	6	3	24,446	1.1%	11	3
West Indian (excluding Hispanic origin groups)	1,237	0.2%	40	34	2,899	0.1%	42	42



## Appendix Table C: Selected Economic Characteristics

(US Census Bureau, 2013 American Community Survey, 5-Year Tables)

Characteristic	City of Portland				Portland-Vancouver-Hillsboro MSA			
	Measure		Rank		Measure		Rank	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
<b>EMPLOYMENT STATUS</b>								
Population 16 years and over	493,388		25		1,792,977		23	
In labor force	344,158	69.8%	21	10	1,206,724	67.3%	23	22
Civilian labor force	343,912	69.7%	21	9	1,205,264	67.2%	23	21
Employed	308,589	62.5%	22	12	1,078,842	60.2%	23	23
Unemployed	35,323	7.2%	25	30	126,422	7.1%	24	11
Armed Forces	246	0.0%	34	32	1,460	0.1%	38	23
Not in labor force	149,230	30.2%	27	40	586,253	32.7%	26	28
Civilian labor force	343,912		21		1,205,264		23	
Percent Unemployed		10.3%		33		10.5%		15
Females 16 years and over	250,532		24		916,110		23	
In labor force	165,089	65.9%	23	9	564,771	61.6%	23	25
Civilian labor force	165,024	65.9%	23	9	564,528	61.6%	23	23
Employed	150,338	60.0%	22	8	509,255	55.6%	23	22
Own children under 6 years	40,704		25		166,637		24	
All parents in family in labor force	26,460	65.0%	28	32	102,746	61.7%	31	41
Own children 6 to 17 years	67,154		26		338,751		25	25
All parents in family in labor force	47,806	71.2%	28	31	233,633	69.0%	29	40
<b>COMMUTING TO WORK</b>								
Workers 16 years and over	302,410		22		1,055,911		23	
Car, truck, or van -- drove alone	178,423	59.0%	24	41	752,290	71.2%	30	44
Car, truck, or van -- carpooled	27,461	9.1%	24	36	100,776	9.5%	25	25
Public transportation (excluding taxicab)	35,219	11.6%	11	13	64,322	6.1%	14	9

Walked	17,549	5.8%	11	14	36,862	3.5%	15	6
Other means	21,728	7.2%	6	1	33,973	3.2%	14	1
Worked at home	22,030	7.3%	11	1	67,688	6.4%	18	2
Mean travel time to work (minutes)	24		20		25		28	
<b>OCCUPATION</b>								
Civilian employed population 16 years and over	308,589		22		1,078,842		23	
Management, business, science, and arts occupations	139,745	45.3%	18	8	429,169	39.8%	23	16
Service occupations	54,535	17.7%	24	40	180,164	16.7%	26	30
Sales and office occupations	67,189	21.8%	24	44	262,015	24.3%	25	40
Natural resources, construction, and maintenance occupations	15,159	4.9%	26	42	82,190	7.6%	25	33
Production, transportation, and material moving occupations	31,961	10.4%	19	25	125,304	11.6%	21	19
<b>INDUSTRY</b>								
Civilian employed population 16 years and over	308,589		22		1,078,842		23	
Agriculture, forestry, fishing and hunting, and mining	2,009	0.7%	12	7	15,119	1.4%	12	4
Construction	12,337	4.0%	26	33	60,896	5.6%	27	33
Manufacturing	29,462	9.5%	15	10	137,186	12.7%	19	9
Wholesale trade	10,199	3.3%	15	5	36,898	3.4%	20	7
Retail trade	33,132	10.7%	20	21	125,913	11.7%	24	20
Transportation and warehousing, and utilities	12,529	4.1%	21	34	53,089	4.9%	25	24
Information	8,241	2.7%	20	14	22,042	2.0%	28	30
Finance and insurance, and real estate and rental and leasing	18,687	6.1%	24	39	74,763	6.9%	28	31
Professional, scientific, and management, and administrative and waste management services	42,102	13.6%	21	18	127,991	11.9%	25	24
Educational services, and health care and social assistance	78,365	25.4%	18	19	236,188	21.9%	24	30
Arts, entertainment, and recreation, and accommodation and food services	34,446	11.2%	22	22	95,544	8.9%	27	31
Other services, except public administration	16,894	5.5%	20	12	54,784	5.1%	22	14
Public administration	10,186	3.3%	31	40	38,429	3.6%	31	38
<b>CLASS OF WORKER</b>								
Civilian employed population 16 years and over	308,589		22		1,078,842		23	

Private wage and salary workers	245,403	79.5%	21	32	871,771	80.8%	24	27
Government workers	38,178	12.4%	24	31	129,149	12.0%	28	34
Self-employed in own not incorporated business workers	24,701	8.0%	12	4	76,481	7.1%	19	8
Unpaid family workers	307	0.1%	23	8	1,441	0.1%	22	7
<b>INCOME AND BENEFITS (IN 2013 INFLATION-ADJUSTED DOLLARS)</b>								
Total households	250,133		21		870,751		23	
Less than \$10,000	21,674	8.7%	30	34	53,778	6.2%	28	31
\$10,000 to \$14,999	14,247	5.7%	25	35	38,362	4.4%	29	32
\$15,000 to \$24,999	25,381	10.1%	25	41	80,994	9.3%	27	32
\$25,000 to \$34,999	24,944	10.0%	23	38	83,593	9.6%	25	30
\$35,000 to \$49,999	33,729	13.5%	23	31	118,593	13.6%	25	21
\$50,000 to \$74,999	43,116	17.2%	20	19	163,953	18.8%	23	9
\$75,000 to \$99,999	30,438	12.2%	18	8	119,094	13.7%	23	6
\$100,000 to \$149,999	32,654	13.1%	18	9	127,027	14.6%	21	20
\$150,000 to \$199,999	11,581	4.6%	18	15	45,730	5.3%	23	23
\$200,000 or more	12,369	4.9%	19	19	39,627	4.6%	24	24
Median household income (dollars)	52,657		11		58,110		22	
Mean household income (dollars)	73,160		15		76,194		23	
With earnings	202,513	81.0%	21	20	700,338	80.4%	23	28
Mean earnings (dollars)	73,990		18		76,202		23	
With Social Security	55,515	22.2%	24	30	222,072	25.5%	24	31
Mean Social Security income (dollars)	16,475		14		17,780		13	
With retirement income	32,991	13.2%	25	23	141,624	16.3%	27	29
Mean retirement income (dollars)	24,511		18		24,463		22	
With Supplemental Security Income	9,984	4.0%	32	42	31,852	3.7%	29	38
Mean Supplemental Security Income (dollars)	9,130		12		9,437		20	
With cash public assistance income	10,780	4.3%	15	14	32,352	3.7%	18	6
Mean cash public assistance income (dollars)	4,039		12		3,972		17	
With Food Stamp/SNAP benefits in the past 12 months	46,401	18.6%	16	16	135,993	15.6%	17	3
Families	128,206		24		555,267		24	
Less than \$10,000	6,784	5.3%	36	41	23,232	4.2%	28	31
\$10,000 to \$14,999	4,447	3.5%	29	40	14,721	2.7%	27	31

\$15,000 to \$24,999	9,373	7.3%	32	47	35,409	6.4%	30	37	
\$25,000 to \$34,999	10,286	8.0%	30	43	43,574	7.8%	27	33	
\$35,000 to \$49,999	15,983	12.5%	25	35	69,062	12.4%	26	23	
\$50,000 to \$74,999	23,035	18.0%	22	18	108,440	19.5%	24	18	
\$75,000 to \$99,999	18,915	14.8%	20	2	88,977	16.0%	23	5	
\$100,000 to \$149,999	21,700	16.9%	19	6	100,874	18.2%	22	21	
\$150,000 to \$199,999	8,176	6.4%	20	13	37,901	6.8%	23	25	
\$200,000 or more	9,507	7.4%	19	18	33,077	6.0%	26	25	
Median family income (dollars)	68,036		9		70,969		19		
Mean family income (dollars)	90,629		16		88,588		24		
Per capita income (dollars)	31,839		12		30,098		17		
Nonfamily households	121,927		18		315,484		24		
Median nonfamily income (dollars)	37,330		18		37,287		21		
Mean nonfamily income (dollars)	51,984		19		50,850		19		
Median earnings for workers (dollars)	30,622		16		31,652		26		
Median earnings for male full-time, year-round workers (dollars)	49,141		10		52,937		16		
Median earnings for female full-time, year-round workers (dollars)	43,088		11		41,603		19		
<b>HEALTH INSURANCE COVERAGE</b>									
Civilian noninstitutionalized population	589,506		27		2,244,592		23		
With health insurance coverage	496,703	84.3%	27	17	1,926,863	85.8%	23	29	
With private health insurance	402,938	68.4%	20	7	1,589,652	70.8%	23	22	
With public coverage	147,576	25.0%	30	43	575,136	25.6%	28	34	
No health insurance coverage	92,803	15.7%	23	33	317,729	14.2%	23	21	
Civilian noninstitutionalized population under 18 years	112,526		26		526,762		25		
No health insurance coverage	6,156	5.5%	33	32	33,720	6.4%	27	23	
Civilian noninstitutionalized population 18 to 64 years	414,709		22		1,454,158		23		
In labor force:	331,533		21		1,150,599		22		
Employed:	297,875		21		1,032,284		23		
With health insurance coverage	245,890	82.5%	21	15	865,682	83.9%	23	28	

With private health insurance	236,471	79.4%	20	9	835,837	81.0%	23	24
With public coverage	14,455	4.9%	29	39	49,575	4.8%	30	36
No health insurance coverage	51,985	17.5%	22	36	166,602	16.1%	23	22
Unemployed:	33,658		25		118,315		24	
With health insurance coverage	17,885	53.1%	23	22	63,197	53.4%	22	29
With private health insurance	12,452	37.0%	18	9	46,486	39.3%	20	18
With public coverage	6,016	17.9%	30	35	19,293	16.3%	31	36
No health insurance coverage	15,773	46.9%	24	29	55,118	46.6%	20	22
Not in labor force:	83,176		24		303,559		24	
With health insurance coverage	64,809	77.9%	25	22	243,057	80.1%	23	26
With private health insurance	42,695	51.3%	20	12	174,926	57.6%	22	15
With public coverage	27,255	32.8%	26	33	88,225	29.1%	28	30
No health insurance coverage	18,367	22.1%	26	29	60,502	19.9%	22	25
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL								
All families		12.0%		44		9.5%		34
With related children under 18 years		19.0%		44		14.9%		35
With related children under 5 years only		11.4%		46		14.6%		34
Married couple families		6.1%		33		4.9%		25
With related children under 18 years		8.8%		33		7.2%		24
With related children under 5 years only		3.7%		47		5.7%		28
Families with female householder, no husband present		30.6%		38		28.5%		23
With related children under 18 years		43.1%		26		37.7%		22
With related children under 5 years only		36.6%		44		44.1%		16
				0				0
All people		17.8%		41		13.6%		32
Under 18 years		23.5%		44		17.9%		35
Related children under 18 years		23.1%		44		17.4%		35
Related children under 5 years		20.4%		45		19.4%		39
Related children 5 to 17 years		24.3%		39		16.7%		34
18 years and over		16.5%		35		12.3%		26
18 to 64 years		17.2%		35		13.1%		27
65 years and over		11.3%		33		8.0%		34
People in families		13.8%		44		10.6%		33
Unrelated individuals 15 years and over		26.0%		34		24.2%		24

## Appendix Table D: Selected Housing Characteristics

(US Census Bureau, 2013 American Community Survey, 5-Year Tables)

Characteristic	City of Portland				Portland-Vancouver-Hillsboro MSA			
	Measure		Rank		Measure		Rank	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
<b>HOUSING OCCUPANCY</b>								
Total housing units	266,581		26		927,767		26	
Occupied housing units	250,133	93.8%	21	2	870,751	93.9%	23	3
Vacant housing units	16,448	6.2%	40	49	57,016	6.1%	42	48
Homeowner vacancy rate	2.1		38		1.9		29	
Rental vacancy rate	3.4		49		4.3		47	
<b>UNITS IN STRUCTURE</b>								
Total housing units	266,581		26		927,767		26	
1-unit, detached	150,601	56.5%	19	15	575,435	62.0%	28	26
1-unit, attached	10,000	3.8%	37	41	47,895	5.2%	29	29
2 units	11,262	4.2%	24	23	27,260	2.9%	23	18
3 or 4 units	15,454	5.8%	26	26	43,410	4.7%	25	19
5 to 9 units	13,974	5.2%	32	42	49,919	5.4%	27	24
10 to 19 units	14,011	5.3%	32	38	45,395	4.9%	27	30
20 or more units	46,861	17.6%	19	19	99,130	10.7%	19	16
Mobile home	4,006	1.5%	16	10	37,913	4.1%	20	14
Boat, RV, van, etc.	412	0.2%	5	1	1,410	0.2%	10	1
<b>YEAR STRUCTURE BUILT</b>								
Total housing units	266,581		26		927,767		26	
Built 2010 or later	1,173	0.4%	26	22	5,432	0.6%	28	19
Built 2000 to 2009	30,797	11.6%	24	22	149,100	16.1%	24	23
Built 1990 to 1999	22,396	8.4%	24	24	176,648	19.0%	19	8
Built 1980 to 1989	14,702	5.5%	32	35	107,375	11.6%	32	35

Built 1970 to 1979	30,818	11.6%	22	29	169,177	18.2%	21	11
Built 1960 to 1969	25,993	9.8%	28	33	85,224	9.2%	32	42
Built 1950 to 1959	34,816	13.1%	23	24	70,038	7.5%	36	41
Built 1940 to 1949	23,813	8.9%	18	21	46,635	5.0%	22	25
Built 1939 or earlier	82,073	30.8%	16	21	118,138	12.7%	19	21
<b>ROOMS</b>								
Total housing units	266,581		26		927,767		26	
1 room	11,897	4.5%	14	11	19,369	2.1%	19	12
2 rooms	17,016	6.4%	15	5	33,315	3.6%	17	9
3 rooms	31,984	12.0%	24	26	82,338	8.9%	25	22
4 rooms	48,559	18.2%	25	35	156,774	16.9%	23	13
5 rooms	46,150	17.3%	28	39	170,861	18.4%	28	35
6 rooms	40,593	15.2%	27	31	154,689	16.7%	31	37
7 rooms	27,091	10.2%	25	26	116,412	12.5%	27	26
8 rooms	18,872	7.1%	24	12	82,882	8.9%	29	27
9 rooms or more	24,419	9.2%	20	10	111,127	12.0%	25	21
Median rooms	5		24		6		27	
<b>BEDROOMS</b>								
Total housing units	266,581		26		927,767		26	
No bedroom	14,481	5.4%	13	11	22,968	2.5%	20	10
1 bedroom	46,189	17.3%	22	24	102,810	11.1%	26	26
2 bedrooms	82,711	31.0%	23	25	244,226	26.3%	24	20
3 bedrooms	82,497	30.9%	25	29	366,460	39.5%	24	22
4 bedrooms	32,002	12.0%	24	18	152,227	16.4%	30	35
5 or more bedrooms	8,701	3.3%	24	23	39,076	4.2%	26	25
<b>HOUSING TENURE</b>								
Occupied housing units	250,133		21		870,751		23	
Owner-occupied	133,467	53.4%	21	15	533,616	61.3%	26	40
Renter-occupied	116,666	46.6%	25	36	337,135	38.7%	21	10
Average household size of owner-occupied unit	2.48		33		2.66		30	
Average household size of renter-occupied unit	2.12		45		2.39		30	
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>								

Occupied housing units	250,133		21		870,751		23	
Moved in 2010 or later	58,140	23.2%	23	30	174,929	20.1%	22	14
Moved in 2000 to 2009	126,640	50.6%	19	6	445,075	51.1%	22	11
Moved in 1990 to 1999	33,873	13.5%	24	26	141,410	16.2%	25	30
Moved in 1980 to 1989	15,310	6.1%	22	27	55,844	6.4%	29	40
Moved in 1970 to 1979	8,824	3.5%	28	39	34,099	3.9%	33	36
Moved in 1969 or earlier	7,346	2.9%	29	40	19,394	2.2%	40	40
<b>VEHICLES AVAILABLE</b>								
Occupied housing units	250,133		21		870,751		23	
No vehicles available	37,496	15.0%	17	23	74,380	8.5%	21	18
1 vehicle available	99,834	39.9%	24	37	288,440	33.1%	25	31
2 vehicles available	83,105	33.2%	21	25	335,226	38.5%	24	23
3 or more vehicles available	29,698	11.9%	22	24	172,705	19.8%	23	21
<b>HOUSE HEATING FUEL</b>								
Occupied housing units	250,133		21		870,751		23	
Utility gas	128,255	51.3%	29	34	393,718	45.2%	31	33
Bottled, tank, or LP gas	2,012	0.8%	28	32	10,889	1.3%	42	41
Electricity	97,751	39.1%	20	20	401,365	46.1%	17	18
Fuel oil, kerosene, etc.	16,410	6.6%	6	8	26,707	3.1%	12	13
Coal or coke	6	0.0%	42	5	48	0.0%	34	11
Wood	3,269	1.3%	1	1	31,203	3.6%	1	1
Solar energy	45	0.0%	27	11	236	0.0%	19	9
Other fuel	1,291	0.5%	11	13	4,277	0.5%	15	8
No fuel used	1,094	0.4%	25	31	2,308	0.3%	30	23
<b>SELECTED CHARACTERISTICS</b>								
Occupied housing units	250,133		21		870,751		23	
Lacking complete plumbing facilities	2,103	0.8%	12	8	4,524	0.5%	17	6
Lacking complete kitchen facilities	3,901	1.6%	12	6	11,611	1.3%	15	3
No telephone service available	7,197	2.9%	20	24	19,592	2.3%	25	18
<b>OCCUPANTS PER ROOM</b>								
Occupied housing units	250,133		21		870,751		23	
1.00 or less	243,198	97.2%	21	22	846,340	97.2%	23	32
1.01 to 1.50	5,062	2.0%	25	28	19,150	2.2%	23	17



1.51 or more	1,873	0.7%	26	32	5,261	0.6%	27	23
<b>VALUE</b>								
Owner-occupied units	133,467		21		533,616		26	
Less than \$50,000	4,482	3.4%	31	32	26,148	4.9%	30	27
\$50,000 to \$99,999	2,038	1.5%	41	44	11,127	2.1%	46	44
\$100,000 to \$149,999	7,127	5.3%	35	41	30,979	5.8%	43	42
\$150,000 to \$199,999	16,813	12.6%	24	34	75,464	14.1%	31	40
\$200,000 to \$299,999	42,244	31.7%	7	3	175,397	32.9%	17	3
\$300,000 to \$499,999	42,132	31.6%	7	6	152,231	28.5%	16	9
\$500,000 to \$999,999	16,977	12.7%	11	10	54,093	10.1%	19	11
\$1,000,000 or more	1,654	1.2%	21	26	8,177	1.5%	20	16
Median (dollars)	284,900		9		267,500		11	
<b>MORTGAGE STATUS</b>								
Owner-occupied units	133,467		21		533,616		26	
Housing units with a mortgage	101,903	76.4%	18	11	401,349	75.2%	25	15
Housing units without a mortgage	31,564	23.6%	25	40	132,267	24.8%	29	35
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>								
Housing units with a mortgage	101,903		18		401,349		25	
Less than \$300	144	0.1%	19	21	647	0.2%	21	2
\$300 to \$499	456	0.4%	36	43	2,882	0.7%	33	34
\$500 to \$699	1,862	1.8%	31	37	7,531	1.9%	37	37
\$700 to \$999	6,416	6.3%	32	39	24,534	6.1%	38	38
\$1,000 to \$1,499	24,697	24.2%	25	36	94,823	23.6%	30	34
\$1,500 to \$1,999	29,593	29.0%	10	2	117,732	29.3%	19	1
\$2,000 or more	38,735	38.0%	14	15	153,200	38.2%	22	17
Median (dollars)	1,774		15		1,782		17	
Housing units without a mortgage	31,564		25		132,267		29	
Less than \$100	196	0.6%	28	27	1,034	0.8%	29	17
\$100 to \$199	666	2.1%	37	41	4,108	3.1%	37	34
\$200 to \$299	1,484	4.7%	39	45	9,017	6.8%	42	40
\$300 to \$399	3,257	10.3%	35	45	17,960	13.6%	39	37
\$400 or more	25,961	82.2%	15	7	100,148	75.7%	24	14
Median (dollars)	574		11		534		16	

**SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE  
OF HOUSEHOLD INCOME (SMOCAPI)**

 Housing units with a mortgage (excluding units where  
SMOCAPI cannot be computed)

	101,401		18		399,471		25	
Less than 20.0 percent	31,712	31.3%	22	32	122,535	30.7%	29	37
20.0 to 24.9 percent	16,225	16.0%	19	15	67,136	16.8%	23	23
25.0 to 29.9 percent	14,030	13.8%	14	3	55,824	14.0%	21	1
30.0 to 34.9 percent	10,257	10.1%	13	5	40,435	10.1%	21	8
35.0 percent or more	29,177	28.8%	14	30	113,541	28.4%	24	18
Not computed	502		21		1,878		25	

 Housing unit without a mortgage (excluding units where  
SMOCAPI cannot be computed)

	31,184		25		131,128		29	
Less than 10.0 percent	9,936	31.9%	30	39	50,049	38.2%	33	36
10.0 to 14.9 percent	6,307	20.2%	23	11	27,053	20.6%	27	14
15.0 to 19.9 percent	4,174	13.4%	23	6	16,225	12.4%	27	22
20.0 to 24.9 percent	2,725	8.7%	19	11	10,642	8.1%	27	14
25.0 to 29.9 percent	1,895	6.1%	18	11	7,016	5.4%	27	13
30.0 to 34.9 percent	1,324	4.2%	20	16	4,613	3.5%	29	18
35.0 percent or more	4,823	15.5%	16	15	15,530	11.8%	28	18
Not computed	380		31		1,139		41	

**GROSS RENT**

Occupied units paying rent

	113,381		25		326,666		21	
Less than \$200	2,315	2.0%	25	22	4,218	1.3%	26	24
\$200 to \$299	3,134	2.8%	29	33	6,426	2.0%	29	33
\$300 to \$499	4,180	3.7%	37	40	10,437	3.2%	38	39
\$500 to \$749	21,438	18.9%	26	26	54,128	16.6%	27	30
\$750 to \$999	36,047	31.8%	18	10	111,452	34.1%	13	2
\$1,000 to \$1,499	30,511	26.9%	24	28	97,604	29.9%	24	27
\$1,500 or more	15,756	13.9%	17	14	42,401	13.0%	22	19
Median (dollars)	915		22		942		26	

No rent paid	3,285		24		10,469		29	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent (excluding units where GRAPI cannot be computed)	110,696		24		321,441		21	
Less than 15.0 percent	10,573	9.6%	25	31	32,224	10.0%	25	38
15.0 to 19.9 percent	13,329	12.0%	21	21	40,232	12.5%	19	26
20.0 to 24.9 percent	13,924	12.6%	21	22	42,082	13.1%	20	21
25.0 to 29.9 percent	13,583	12.3%	22	13	39,808	12.4%	20	10
30.0 to 34.9 percent	9,138	8.3%	25	42	28,829	9.0%	21	27
35.0 percent or more	50,149	45.3%	26	21	138,266	43.0%	21	20
Not computed	5,970		29		15,694		33	