



American Community Survey

2007-2011 Estimate

Central

Planning District

May 2013

About the American Community Survey

The American Community Survey (ACS) is an annual survey conducted by the U.S. Census Bureau. The ACS asks a host of demographic, economic, and housing related questions that were historically associated with the now discontinued long-form of the Census.

The ACS is a sample of the total population. As a result, the data are subject to sampling error. All counts displayed in the ACS are **estimates** with a plus/minus factor for all counts and percentages. Additionally, because of the small sample sizes of the ACS, it is not possible to estimate characteristics for small geographies with the one-year data collections. In order to look at small areas within a city, such as neighborhoods, data users need to use the 5-year ACS estimates. It is important to note that the 2007-2011 ACS data are not Census counts, but rather estimates of population characteristics. As a result, counts estimated in this report will not match those corresponding population counts observed in the 2010 Census.

Please note that subcategory percentages in this report reflect the percentage within the category it is associated with and not the percentage within the total. Major categories are typically highlighted in purple in this report. Subcategories are distinguished by indented text. A glossary of select terms is included at the end of this report.

All analyses in this report were done by the BRA Research Division. The proper sourcing of this material is: *2007-2011 American Community Survey, BRA Research Division Analysis.*

Prepared by:

*Boston Redevelopment Authority
Research Division
Mark Melnik
Lingshan Gao
Alexis Kalevich
Joanne Wong*

*Alvaro Lima
Director of Research*

*Assistance provided by the Office of
Digital Cartography and GIS*



CITY OF BOSTON
Thomas M. Menino
Mayor



Boston
Redevelopment
Authority

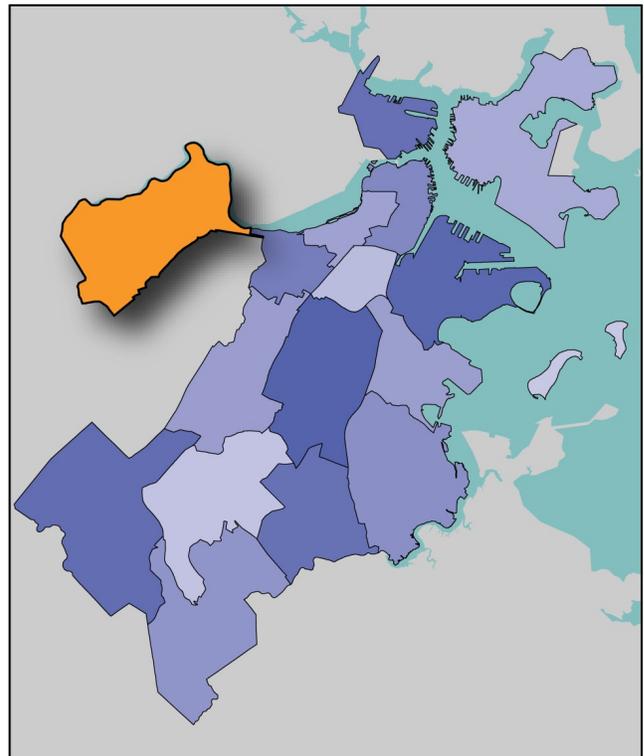


Table of Contents

Demographic Characteristics	4
Total Population	4
Race/Ethnicity	4
Age	4
Place of Birth by Citizenship Status	5
Citizenship Status by Year of Entry in the United States	5
Place of Birth for the Foreign-Born Population	6
Language Spoken at Home	6
Linguistic Isolation by Household Language	7
Marital Status by Sex	7
Presence and Age of Related Children by Family Type	8
Educational Attainment by Sex	8
Veteran Status	8
Economic Characteristics	9
Employment Status	9
Work Status by Sex	9
Class of Worker	10
Industry for the Civilian Employed Population	10
Occupation for the Civilian Employed Population	11
Per Capita Income	11
Household Income	12
Family Income	12
Receipt of Food Stamps/SNAP by Poverty Status for Households	12
Poverty Status by Household	13
Poverty Status by Family	13
Gross Rent as a Percentage of Household Income	14
Household Income by Race	15
Housing Characteristics	16
Occupancy Status	16
Vacancy Rates	16
Gross Rent	16
Housing Tenure	17
Household Type	17
Glossary	18

Demographic Characteristics

Total Population

Total Population	Estimate	%
Total population:	32,972	100.0%
Male	16,359	49.6%
Female	16,613	50.4%

Race/Ethnicity

Race/Ethnicity*	Estimate	% [†]
Total population:	32,972	100.0%
Not Hispanic or Latino:	31,310	95.0%
White alone	22,966	69.7%
Black or African American alone	1,223	3.7%
Asian alone	6,420	19.5%
Two or more races	415	1.3%
Other	286	0.9%
Hispanic or Latino	1,662	5.0%

**“Hispanic” is not considered a racial category by the Federal Office of Management and Budget. For this analysis, we removed people of Hispanic origin from each racial group and created a separate category of “Hispanic or Latino”.*

† All percentages in this table are of the total population.

Age

Age	Estimate	%	Estimate	%
Total population:	32,972	100.0%	40 to 44 years	2,323 7.0%
Under 5 years	1,089	3.3%	45 to 49 years	1,390 4.2%
5 to 9 years	434	1.3%	50 to 54 years	1,515 4.6%
10 to 14 years	280	0.8%	55 to 59 years	1,822 5.5%
15 to 17 years	300	0.9%	60 to 64 years	1,459 4.4%
18 and 19 years	2,264	6.9%	65 to 69 years	1,232 3.7%
20 to 24 years	4,761	14.4%	70 to 74 years	1,055 3.2%
25 to 29 years	5,670	17.2%	75 to 79 years	829 2.5%
30 to 34 years	3,165	9.6%	80 to 84 years	572 1.7%
35 to 39 years	2,005	6.1%	85 years and over	807 2.4%

Place of Birth by Citizenship Status

Place of Birth by Citizenship Status	Estimate	%
Total population:	32,972	100.0%
Native:	25,249	76.6%
Born in Massachusetts	11,939	47.3%
Born in other state in the United States:	12,850	50.9%
Northeast	7,056	
Midwest	1,894	
South	2,664	
West	1,236	
Born outside the United States:	460	1.8%
Puerto Rico	160	
U.S. Island Areas	20	
Born abroad of American parent(s)	280	
Foreign born:	7,723	23.4%
Naturalized U.S. citizen	3,334	43.2%
Not a U.S. citizen	4,389	56.8%

Citizenship Status by Year of Entry in the United States

Citizenship Status by Year of Entry in the U.S.	Estimate	%
Total population born outside the United States:	8,183	100.0%
Entered 2000 or later:	3,114	38.1%
Native*	130	4.2%
Foreign born:	2,984	95.8%
Naturalized U.S. citizen	186	
Not a U.S. citizen	2,798	
Entered 1990 to 1999:	2,141	26.2%
Native*	38	1.8%
Foreign born:	2,103	98.2%
Naturalized U.S. citizen	1,089	
Not a U.S. citizen	1,014	
Entered 1980 to 1989:	1,607	19.6%
Native*	134	8.3%
Foreign born:	1,473	91.7%
Naturalized U.S. citizen	1,105	
Not a U.S. citizen	368	
Entered before 1980:	1,321	16.1%
Native*	158	12.0%
Foreign born:	1,163	88.0%
Naturalized U.S. citizen	954	
Not a U.S. citizen	209	

* Born in Puerto Rico, the U.S. Island Areas, or born abroad of American parent(s)

Place of Birth for the Foreign-Born Population

Place of Birth for the Foreign-Born Population (Top 10 Countries)	Estimate	%
Total population born outside the United States:	7,723	100.0%
China	3,316	42.9%
India	494	6.4%
Italy	305	3.9%
Vietnam	261	3.4%
United Kingdom (Inc. Crown Dependencies)	175	2.3%
Korea	166	2.1%
Spain	161	2.1%
Ukraine	159	2.1%
Germany	145	1.9%
Canada	140	1.8%

Language Spoken at Home

Language Spoken at Home by Age for the Population 5 Years and Over	Estimate	%
Total population:	31,883	100.0%
5 to 17 years:	1,014	3.2%
Speak only English	599	59.1%
Speak Spanish	103	10.2%
Speak other Indo-European languages	101	10.0%
Speak Asian and Pacific Island languages	211	20.8%
Speak other languages	0	0.0%
18 to 64 years:	26,374	82.7%
Speak only English	19,490	73.9%
Speak Spanish	1,193	4.5%
Speak other Indo-European languages	1,993	7.6%
Speak Asian and Pacific Island languages	3,268	12.4%
Speak other languages	430	1.6%
65 years and over:	4,495	14.1%
Speak only English	2,767	61.6%
Speak Spanish	44	1.0%
Speak other Indo-European languages	436	9.7%
Speak Asian and Pacific Island languages	1,248	27.8%
Speak other languages	0	0.0%

Linguistic Isolation by Household Language

Linguistic Isolation by Household Language	Estimate	%
Total households:	16,979	100.0%
English only	11,720	69.0%
Spanish:	595	3.5%
Linguistically isolated	151	25.4%
Not linguistically isolated	444	74.6%
Other Indo-European languages:	1,752	10.3%
Linguistically isolated	218	12.4%
Not linguistically isolated	1,534	87.6%
Asian and Pacific Island languages:	2,641	15.6%
Linguistically isolated	1,566	59.3%
Not linguistically isolated	1,075	40.7%
Other languages:	271	1.6%
Linguistically isolated	0	0.0%
Not linguistically isolated	271	100.0%

Marital Status by Sex

Marital Status by Sex for the Population 15 Years and Over	Estimate	%
Total population:	31,169	100.0%
Male:	15,459	49.6%
Never married	8,929	57.8%
Married:	5,006	32.4%
Married, spouse present	4,317	
Married, spouse absent:	689	
Separated	177	
Other	512	
Widowed	322	2.1%
Divorced	1,202	7.8%
Female:	15,710	50.4%
Never married	8,832	56.2%
Married:	4,827	30.7%
Married, spouse present	4,126	
Married, spouse absent:	701	
Separated	197	
Other	504	
Widowed	989	6.3%
Divorced	1,062	6.8%

Presence and Age of Related Children by Family Type

Presence and Age of Related Children by Family Type	Estimate	%
Total families:	5,064	100.0%
Married-couple family:	4,227	83.5%
With related children under 18 years:	1,176	27.8%
Under 6 years only	698	
Under 6 years and 6 to 17 years	183	
6 to 17 years only	295	
No related children under 18 years	3,051	72.2%
Other family:	837	16.5%
Male householder, no wife present:	262	31.3%
With related children under 18 years:	65	
Under 6 years only	17	
Under 6 years and 6 to 17 years	0	
6 to 17 years only	48	
No related children under 18 years	197	
Female householder, no husband present:	575	68.7%
With related children under 18 years:	207	
Under 6 years only	112	
Under 6 years and 6 to 17 years	0	
6 to 17 years only	95	
No related children under 18 years	368	

Educational Attainment by Sex

Educational Attainment for Population 25 Years and Over	Total	%	Male	%	Female	%
Total population:	23,844	100.0%	12,186	100.0%	11,658	100.0%
Less than high school diploma	2,876	12.1%	1,590	13.0%	1,286	11.0%
High school graduate, GED, or alternative	2,278	9.6%	1,038	8.5%	1,240	10.6%
Some college	1,842	7.7%	939	7.7%	903	7.7%
Associate's degree	740	3.1%	226	1.9%	514	4.4%
Bachelor's degree or higher	16,108	67.6%	8,393	68.9%	7,715	66.2%

Veteran Status

Veteran Status for the Population 18 Years and Over	Estimate	%
Total population:	30,869	100.0%
Veteran	1,285	4.2%
Non-veteran	29,526	95.6%
Active	58	0.2%

Economic Characteristics

Employment Status

Employment Status for the Population 16 Years and Over	Estimate	%	16 to 19 Years	%	20 to 24 Years	%	25 to 34 Years	%
Total population:	31,102	100.0%	2,497	100.0%	4,761	100.0%	8,835	100.0%
In labor force:	20,735	66.7%	896	35.9%	3,180	66.8%	7,599	86.0%
In Armed Forces	58	0.3%	3	0.3%	50	1.6%	2	0.0%
Civilian:	20,677	99.7%	893	99.7%	3,130	98.4%	7,597	100.0%
Employed	19,638	95.0%	649	72.7%	2,976	95.1%	7,505	98.8%
Unemployed	1,039	5.0%	244	27.3%	154	4.9%	92	1.2%
Not in labor force	10,367	33.3%	1,601	64.1%	1,581	33.2%	1,236	14.0%

Employment Status for the Population 16 Years and Over	35 to 44 Years	%	45 to 54 Years	%	55 to 64 Years	%	65 Years and Over	%
Total population:	4,328	100.0%	2,905	100.0%	3,281	100.0%	4,495	100.0%
In labor force:	3,783	87.4%	2,209	76.0%	2,126	64.8%	942	21.0%
In Armed Forces	3	0.1%	0	0.0%	0	0.0%	0	0.0%
Civilian:	3,780	99.9%	2,209	100.0%	2,126	100.0%	942	100.0%
Employed	3,530	93.4%	2,077	94.0%	1,979	93.1%	922	97.9%
Unemployed	250	6.6%	132	6.0%	147	6.9%	20	2.1%
Not in labor force	545	12.6%	696	24.0%	1,155	35.2%	3,553	79.0%

Work Status by Sex

Work Status in the Past 12 Months for Population 16-64 Years	Estimate	%
Total population:	26,607	100.0%
Male:	13,255	49.8%
Worked in the past 12 months	10,918	82.4%
Did not work in the past 12 months	2,337	17.6%
Female:	13,352	50.2%
Worked in the past 12 months	11,193	83.8%
Did not work in the past 12 months	2,159	16.2%

Class of Worker

Class of Worker for the Civilian Employed Population 16 Years and Over	Estimate	%
Total population:	19,638	100.0%
Private for-profit wage and salary workers:	14,632	74.5%
Employee of private company workers	14,035	95.9%
Self-employed in own incorporated business workers	597	4.1%
Private not-for-profit wage and salary workers	2,835	14.4%
Local government workers	645	3.3%
State government workers	518	2.6%
Federal government workers	250	1.3%
Self-employed in own not incorporated business workers	726	3.7%
Unpaid family workers	32	0.2%

Industry for the Civilian Employed Population

Industry for the Civilian Employed Population 16 Years and Over	Estimate	%
Total population:	19,638	100.0%
Agriculture, forestry, fishing and hunting, and mining	43	0.2%
Construction	294	1.5%
Manufacturing	1,109	5.6%
Wholesale trade	233	1.2%
Retail trade	1,123	5.7%
Transportation and warehousing, and utilities	262	1.3%
Information	636	3.2%
Finance and insurance, and real estate and rental and leasing	3,643	18.6%
Professional, scientific, and management, and administrative and waste management services	4,093	20.8%
Educational services, and health care and social assistance	4,507	23.0%
Arts, entertainment, and recreation, and accommodation and food services	2,284	11.6%
Other services, except public administration	728	3.7%
Public administration	683	3.5%

Occupation for the Civilian Employed Population

Occupation for the Civilian Employed Population 16 Years and Over	Estimate	%
Total population:	19,638	100.0%
Management, business, science, and arts occupations:	12,144	61.8%
Management, business, and financial occupations	5,664	46.6%
Computer, engineering, and science occupations	1,756	14.5%
Education, legal, community service, arts, and media occupations	3,200	26.4%
Healthcare practitioner and technical occupations	1,524	12.5%
Service occupations:	2,480	12.6%
Healthcare support occupations	300	12.1%
Protective service occupations	70	2.8%
Food preparation and serving related occupations	1,389	56.0%
Building and grounds cleaning and maintenance occupations	242	9.8%
Personal care and service occupations	479	19.3%
Sales and office occupations:	4,186	21.3%
Sales and related occupations	2,390	57.1%
Office and administrative support occupations	1,796	42.9%
Natural resources, construction, and maintenance occupations:	196	1.0%
Farming, fishing, and forestry occupations	0	0.0%
Construction and extraction occupations	115	58.7%
Installation, maintenance, and repair occupations	81	41.3%
Production, transportation, and material moving occupations:	632	3.2%
Production occupations	355	56.2%
Transportation and material moving occupations	169	26.7%
Material moving occupations	108	17.1%

Per Capita Income

Per Capita Income in the Past 12 Months*	Estimate
Per capita income	\$65,424

* In 2011 inflation-adjusted dollars

Household Income

Household Income in the Past 12 Months*	Estimate	%
Total households:	16,979	100.0%
Less than \$10,000	1,971	11.6%
\$10,000 to \$14,999	1,088	6.4%
\$15,000 to \$19,999	628	3.7%
\$20,000 to \$24,999	515	3.0%
\$25,000 to \$29,999	439	2.6%
\$30,000 to \$34,999	449	2.6%
\$35,000 to \$39,999	656	3.9%
\$40,000 to \$44,999	465	2.7%
\$45,000 to \$49,999	441	2.6%
\$50,000 to \$59,999	1,003	5.9%
\$60,000 to \$74,999	1,225	7.2%
\$75,000 to \$99,999	1,586	9.3%
\$100,000 to \$124,999	1,405	8.3%
\$125,000 to \$149,999	1,086	6.4%
\$150,000 to \$199,999	1,094	6.4%
\$200,000 or more	2,928	17.2%

Median Household Income \$70,218

Family Income

Family Income in the Past 12 Months*	Estimate	%
Total families:	5,064	100.0%
Less than \$10,000	194	3.8%
\$10,000 to \$14,999	264	5.2%
\$15,000 to \$19,999	235	4.6%
\$20,000 to \$24,999	116	2.3%
\$25,000 to \$29,999	103	2.0%
\$30,000 to \$34,999	124	2.4%
\$35,000 to \$39,999	167	3.3%
\$40,000 to \$44,999	152	3.0%
\$45,000 to \$49,999	102	2.0%
\$50,000 to \$59,999	71	1.4%
\$60,000 to \$74,999	296	5.8%
\$75,000 to \$99,999	323	6.4%
\$100,000 to \$124,999	340	6.7%
\$125,000 to \$149,999	259	5.1%
\$150,000 to \$199,999	515	10.2%
\$200,000 or more	1,803	35.6%

Median Family Income \$129,344

* In 2011 inflation-adjusted dollars

Receipt of Food Stamps/SNAP by Poverty Status for Households

Receipt of Food Stamps/SNAP in the Past 12 Months by Poverty Status for Households	Estimate	%
Total households:	16,979	100.0%
Household received Food Stamps/SNAP in the past 12 months:	1,105	6.5%
Income in the past 12 months below poverty level	739	66.9%
Income in the past 12 months at or above poverty level	366	33.1%
Household did NOT receive Food Stamps/SNAP in the past 12 months:	15,874	93.5%
Income in the past 12 months below poverty level	2,314	14.6%
Income in the past 12 months at or above poverty level	13,560	85.4%

Poverty Status by Household

Poverty Status in the Past 12 Months by Household Type	Total Estimate	%	Households in Poverty Estimate	% of Households in Poverty*	Poverty Rate [†]
Total households:	16,979	100.0%	3,053	100.0%	18.0%
Family households	5,064	29.8%	429	14.1%	8.5%
Non-family households:	11,915	70.2%	2,624	85.9%	22.0%
Male householder	5,916	49.7%	1,413	46.3%	23.9%
Female householder	5,999	50.3%	1,211	39.7%	20.2%

Poverty Status by Family

Poverty Status by Family Type	Total Estimate	%	Families in Poverty Estimate	% of all Families in Poverty*	Poverty Rate [†]
Total families:	5,064	100.0%	429	100.0%	8.5%
Married-couple family:	4,227	83.5%	267	62.2%	6.3%
With related children under 18 years:	1,176	27.8%	61	14.2%	5.2%
Under 5 years only	608		0		0.0%
Under 5 years and 5 to 17 years	186		0		0.0%
5 to 17 years only	382		61		16.0%
No related children under 18 years	3,051	72.2%	206	48.0%	6.8%
Other family:	837	16.5%	162	37.8%	19.4%
Male householder, no wife present:	262	31.3%	39	9.1%	14.9%
With related children under 18 years:	65		0		0.0%
Under 5 years only	17		0		0.0%
Under 5 years and 5 to 17 years	0		0		-
5 to 17 years only	48		0		0.0%
No related children under 18 years	197		39		19.8%
Female householder, no husband present:	575	68.7%	123	28.7%	21.4%
With related children under 18 years:	207		0		0.0%
Under 5 years only	112		0		0.0%
Under 5 years and 5 to 17 years	0		0		-
5 to 17 years only	95		0		0.0%
No related children under 18 years	368		123		33.4%

* Percentages represented are of all households/families in poverty.

† Poverty rate is the total number of households/families in poverty for a particular group divided by the total number of households/families for that group.

Gross Rent as a Percentage of Household Income

Gross Rent as a Percentage of Household Income in the Past 12 Months			Gross Rent as a Percentage of Household Income in the Past 12 Months		
	Estimate	%		Estimate	%
Total households:	11,822	100.0%			
Less than \$10,000:	1,886	16.0%	\$50,000 to \$74,999:	1,638	13.9%
Less than 20.0 percent	9	0.5%	Less than 20.0 percent	182	11.1%
20.0 to 24.9 percent	10	0.5%	20.0 to 24.9 percent	325	19.8%
25.0 to 29.9 percent	211	11.2%	25.0 to 29.9 percent	230	14.0%
30.0 to 34.9 percent	144	7.6%	30.0 to 34.9 percent	275	16.8%
35.0 percent or more	1,124	59.6%	35.0 percent or more	587	35.8%
Not computed	388	20.6%	Not computed	39	2.4%
\$10,000 to \$19,999:	1,587	13.4%	\$75,000 to \$99,999:	1,197	10.1%
Less than 20.0 percent	187	11.8%	Less than 20.0 percent	377	31.5%
20.0 to 24.9 percent	230	14.5%	20.0 to 24.9 percent	410	34.3%
25.0 to 29.9 percent	291	18.3%	25.0 to 29.9 percent	187	15.6%
30.0 to 34.9 percent	106	6.7%	30.0 to 34.9 percent	116	9.7%
35.0 percent or more	749	47.2%	35.0 percent or more	71	5.9%
Not computed	24	1.5%	Not computed	36	3.0%
\$20,000 to \$34,999:	1,064	9.0%	\$100,000 or more:	3,259	27.6%
Less than 20.0 percent	48	4.5%	Less than 20.0 percent	2,124	65.2%
20.0 to 24.9 percent	43	4.0%	20.0 to 24.9 percent	583	17.9%
25.0 to 29.9 percent	136	12.8%	25.0 to 29.9 percent	374	11.5%
30.0 to 34.9 percent	65	6.1%	30.0 to 34.9 percent	43	1.3%
35.0 percent or more	772	72.6%	35.0 percent or more	97	3.0%
Not computed	0	0.0%	Not computed	38	1.2%
\$35,000 to \$49,999:	1,191	10.1%			
Less than 20.0 percent	131	11.0%			
20.0 to 24.9 percent	85	7.1%			
25.0 to 29.9 percent	85	7.1%			
30.0 to 34.9 percent	267	22.4%			
35.0 percent or more	579	48.6%			
Not computed	44	3.7%			

Household Income by Race*

Household Income in the Past 12 Months	White Alone, not Hispanic or	%	Black or African American	%	Hispanic or Latino	%	Asian Alone	%	Other	%
Total households:	12,533	100.0%	476	100.0%	518	100.0%	3,223	100.0%	346	100.0%
Less than \$10,000	866	6.9%	105	22.1%	105	20.3%	851	26.4%	77	22.3%
\$10,000 to \$14,999	569	4.5%	48	10.1%	56	10.8%	415	12.9%	0	0.0%
\$15,000 to \$19,999	283	2.3%	14	2.9%	9	1.7%	322	10.0%	0	0.0%
\$20,000 to \$24,999	376	3.0%	16	3.4%	16	3.1%	90	2.8%	33	9.5%
\$25,000 to \$29,999	405	3.2%	24	5.0%	0	0.0%	10	0.3%	0	0.0%
\$30,000 to \$34,999	295	2.4%	0	0.0%	10	1.9%	119	3.7%	25	7.2%
\$35,000 to \$39,999	403	3.2%	76	16.0%	21	4.1%	143	4.4%	34	9.8%
\$40,000 to \$44,999	377	3.0%	0	0.0%	11	2.1%	45	1.4%	32	9.2%
\$45,000 to \$49,999	377	3.0%	0	0.0%	27	5.2%	37	1.1%	14	4.0%
\$50,000 to \$59,999	729	5.8%	0	0.0%	61	11.8%	213	6.6%	0	0.0%
\$60,000 to \$74,999	1,007	8.0%	7	1.5%	34	6.6%	177	5.5%	12	3.5%
\$75,000 to \$99,999	1,188	9.5%	46	9.7%	54	10.4%	278	8.6%	30	8.7%
\$100,000 to \$124,999	1,244	9.9%	0	0.0%	0	0.0%	114	3.5%	47	13.6%
\$125,000 to \$149,999	977	7.8%	32	6.7%	11	2.1%	56	1.7%	21	6.1%
\$150,000 to \$199,999	986	7.9%	49	10.3%	15	2.9%	23	0.7%	21	6.1%
\$200,000 or more	2,451	19.6%	59	12.4%	88	17.0%	330	10.2%	0	0.0%
Median Household Income	\$87,195		\$37,039		\$50,656		\$21,306		\$40,625	

* In 2011 inflation-adjusted dollars.

Due to data reporting limitation, it is not possible to separate the Hispanic or Latino population from any racial group except for white. As a result, the aggregate number of all races in the table will exceed the total number of households.

Housing Characteristics

Occupancy Status

Occupancy Status	Estimate	%
Total housing units:	19,091	100.0%
Occupied	16,979	88.9%
Vacant:	2,112	11.1%
For rent	358	17.0%
Rented, not occupied	367	17.4%
For sale only	93	4.4%
Sold, not occupied	60	2.8%
For seasonal, recreational, or occasional use	401	19.0%
For migrant workers	0	0.0%
Other vacant	833	39.4%

Vacancy Rates

Vacancy Rates	Estimate
Total rental housing stock	12,547
Rental vacancy rate*	2.9%
Total ownership housing stock	5,310
Ownership vacancy rate*	1.8%
“Second homes” as % of housing stock [†]	2.1%

*Vacancy rate is vacant units (for rent or for sale) divided by housing stock.

[†]Seasonal, recreational or occasional use housing units are always counted as vacant. Part-time residents are counted at their usual place of residence.

Gross Rent

Median Gross Rent	Estimate
Median gross rent	\$1,543

Housing Tenure

Occupancy Status	Estimate	%
Occupied housing units:	16,979	100.0%
Average household size of all occupied housing units	1.7	
Owner-occupied housing units:	5,157	30.4%
Population in owner-occupied housing units	9,473	
Average household size of owner-occupied units	1.9	
Number of 1-person households	2,263	
Renter-occupied housing units:	11,822	69.6%
Population in renter-occupied housing units	19,374	
Average household size of renter-occupied units	1.6	
Number of 1-person households	6,802	

Household Type

Population by Household Type	Estimate	%
Total population:	32,972	100.0%
In households:	28,847	87.5%
In family households	13,026	45.2%
In non-family households	15,821	54.8%
In group quarters	4,125	12.5%

Household Type by Age	Estimate	%
Total households:	16,979	100.0%
Households with one or more people under 18 years:	1,448	8.5%
Family households:	1,448	100.0%
Married-couple family	1,176	
Male householder, no wife present	65	
Female householder, no husband present	207	
Non-family households	0	0.0%
Households with no people under 18 years:	15,531	91.5%
Family households:	3,616	23.3%
Married-couple family	3,051	
Male householder, no wife present	197	
Female householder, no husband present	368	
Non-family households:	11,915	76.7%
Male householder	5,916	
Female Householder	5,999	
Households with one or more people 65 years and over	3,397	20.0%

Glossary

Family

A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Gross Rent

The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Household

A household includes all the people, related or otherwise, who occupy a housing unit as their usual place of residence.

Linguistic Isolation

A household that is linguistically isolated is one in which no one 14 years of age and over speaks English very well.

Related Children

Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. Does not include householder's spouse or foster children, regardless of age.

SNAP

The Supplemental Nutrition Assistance Program (SNAP), formerly known as the Food Stamps program, provides eligible households with coupons that can be used to purchase food. It is administered by the Food and Nutrition Service (FNS) of the U.S. Department of Agriculture (USDA) through state and local welfare offices. SNAP is the major national income support program for which all low-income and low-resource households, regardless of household characteristics, are eligible. In general, households must meet certain tests, including resources and income tests, to be eligible for SNAP benefits. For example, through September 2013, a household of four earning up to a net monthly income of \$1,921 would be eligible for a maximum monthly allotment of \$668.

Sources: U.S. Census Bureau, U.S. Department of Agriculture