



Single-Year Indicators

	2013	Rank
Population	103,483	55
Population density (1,000 persons per square mile)	30.4	38
Racial diversity index	0.60	23
Income diversity ratio	8.4	2
Rental vacancy rate	4.8%	11
Rent-stabilized or rent-controlled units (forthcoming) ¹	-	-
Public and other income-restricted subsidized rental units ²	27.4%	11
Median asking rent	\$1,500	38
Housing units in FEMA preliminary flood hazard areas ³	99.7%	1
Residential units within 1/4 mile of a park	82.0%	24
Land with unused zoning capacity	35.4%	21

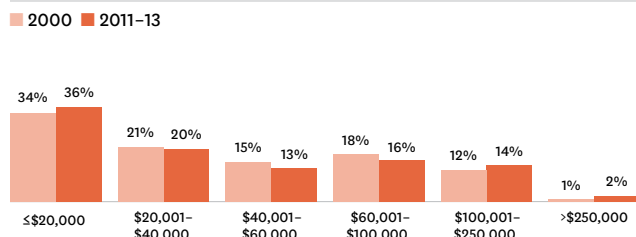
Housing

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Units authorized by new residential building permits	250	243	41	72	57	16	47
Units issued new certificates of occupancy	36	226	166	327	77	43	33
Homeownership rate	23.3%	-	30.2%	29.7%	-	34	29
Serious housing code violations (per 1,000 privately owned rental units)	-	30.0	31.9	29.4	25.4	-	35
Severe crowding rate (% of renter households)	-	-	3.3%	3.4%	-	-	31
Sales volume	285	353	192	242	285	38	48
Index of housing price appreciation, all property types	100.0	225.5	210.4	207.9	228.9	-	29
Median sales price per unit, 2-4 family building ⁴	\$149,721	\$303,843	\$270,101	\$246,130	\$259,000	17	13
Median rent burden	-	31.6%	32.1%	34.0%	-	-	21
Severely rent-burdened households	-	28.4%	26.9%	31.8%	-	-	24
Severely rent-burdened households, low income	-	37.0%	33.9%	40.3%	-	-	47
Housing choice vouchers (% of occupied, privately owned rental units)	-	-	14.7%	14.9%	-	-	5
Home purchase loan rate (per 1,000 properties)	-	22.3	13.0	13.9	-	-	47
Refinance loan rate (per 1,000 properties)	-	13.6	9.0	10.9	-	-	48
FHA/VA-backed home purchase loans (% of home purchase loans)	-	0.0%	2.5%	3.9%	-	-	33
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)	-	-	-	52.9	32.3	-	36
Notices of foreclosure rate (per 1,000 1-4 family and condo properties)	6.6	11.3	14.0	12.9	10.1	32	35
Tax delinquencies ≥ 1 year (% of residential properties)	-	1.4%	1.6%	1.6%	-	-	36

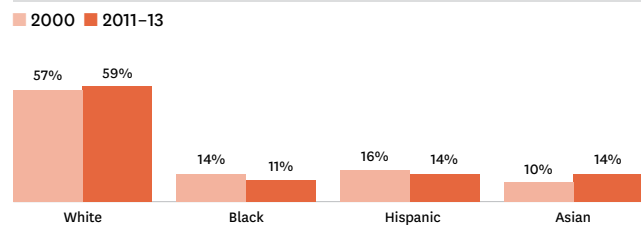
Population

	2000	2007	2010	2013	2014	2000 Rank	2013-14 Rank
Households with children under 18 years old	29.3%	-	24.2%	22.6%	-	44	47
Population age 65 and older	20.7%	-	22.4%	23.5%	-	1	1
Foreign-born population	47.6%	52.8%	51.0%	55.3%	-	12	5
Population living in racially integrated tracts	20.2%	-	35.3%	-	-	31	14
Median household income	\$36,021	\$33,137	\$34,875	\$30,558	-	46	50
Poverty rate	28.5%	24.2%	22.7%	26.5%	-	16	20
Unemployment rate	10.4%	6.0%	10.8%	12.4%	-	23	17
Car-free commute (% of commuters)	64.1%	67.5%	73.5%	66.4%	-	32	37
Mean travel time to work (minutes)	46.3	44.7	44.6	44.4	-	8	10
Serious crime rate (per 1,000 residents)	22.4	14.0	12.7	13.6	14.0	30	27
Students performing at grade level in English language arts	-	-	-	36.2%	39.7%	-	13
Students performing at grade level in math	-	-	-	42.7%	49.4%	-	13

Household Income Distribution (2014\$)



Racial and Ethnic Composition



♦ These indicators use three-year estimates from the American Community Survey (ACS) for certain years. All data under the 2000 heading comes from the 2000 Census. Generally, data under 2007 are from the 2005-2007 ACS, data under 2010 are from the 2008-2010 ACS, and data under 2013 are from the 2011-2013 ACS. Under the 2010 heading, four indicators—homeownership rate, severe crowding rate, households with children, and population age 65 and older—come from the 2010 Census. See the ACS section in the Methods chapter for more information. ¹Percentage of all rental housing units. ²Percentage of all rental housing units. Represents 2012 conditions. ³Represents 2014 conditions. ⁴Ranked out of 30 community districts where this property type was the predominant type sold in 2000-2014.