



# Community Profile

City Center Framework Plan  
Area: 9.45 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	31,144
2010 Total Population	31,155
2018 Total Population	33,260
2018 Group Quarters	5,151
2023 Total Population	34,607
2018-2023 Annual Rate	0.80%
2018 Total Daytime Population	139,765
Workers	121,307
Residents	18,458
<b>Household Summary</b>	
2000 Households	13,921
2000 Average Household Size	1.95
2010 Households	13,332
2010 Average Household Size	1.97
2018 Households	14,357
2018 Average Household Size	1.96
2023 Households	15,150
2023 Average Household Size	1.94
2018-2023 Annual Rate	1.08%
2010 Families	5,126
2010 Average Family Size	2.87
2018 Families	5,239
2018 Average Family Size	2.89
2023 Families	5,389
2023 Average Family Size	2.89
2018-2023 Annual Rate	0.57%
<b>Housing Unit Summary</b>	
2000 Housing Units	16,713
Owner Occupied Housing Units	18.9%
Renter Occupied Housing Units	64.4%
Vacant Housing Units	16.7%
2010 Housing Units	16,634
Owner Occupied Housing Units	17.7%
Renter Occupied Housing Units	62.5%
Vacant Housing Units	19.9%
2018 Housing Units	17,870
Owner Occupied Housing Units	15.4%
Renter Occupied Housing Units	65.0%
Vacant Housing Units	19.7%
2023 Housing Units	18,664
Owner Occupied Housing Units	15.5%
Renter Occupied Housing Units	65.7%
Vacant Housing Units	18.8%
<b>Median Household Income</b>	
2018	\$27,202
2023	\$30,003
<b>Median Home Value</b>	
2018	\$140,050
2023	\$154,967
<b>Per Capita Income</b>	
2018	\$19,280
2023	\$22,114
<b>Median Age</b>	
2010	29.7
2018	31.5
2023	32.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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## 2018 Households by Income

Household Income Base	14,357
<\$15,000	26.3%
\$15,000 - \$24,999	19.3%
\$25,000 - \$34,999	15.6%
\$35,000 - \$49,999	13.9%
\$50,000 - \$74,999	13.4%
\$75,000 - \$99,999	4.7%
\$100,000 - \$149,999	4.3%
\$150,000 - \$199,999	1.4%
\$200,000+	1.1%
Average Household Income	\$40,097

## 2023 Households by Income

Household Income Base	15,150
<\$15,000	23.8%
\$15,000 - \$24,999	17.7%
\$25,000 - \$34,999	14.6%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	15.0%
\$75,000 - \$99,999	5.9%
\$100,000 - \$149,999	5.8%
\$150,000 - \$199,999	1.8%
\$200,000+	1.4%
Average Household Income	\$46,323

## 2018 Owner Occupied Housing Units by Value

Total	2,726
<\$50,000	12.7%
\$50,000 - \$99,999	25.5%
\$100,000 - \$149,999	14.7%
\$150,000 - \$199,999	20.6%
\$200,000 - \$249,999	9.6%
\$250,000 - \$299,999	5.3%
\$300,000 - \$399,999	6.1%
\$400,000 - \$499,999	1.4%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$179,512

## 2023 Owner Occupied Housing Units by Value

Total	2,861
<\$50,000	10.3%
\$50,000 - \$99,999	24.0%
\$100,000 - \$149,999	13.6%
\$150,000 - \$199,999	21.1%
\$200,000 - \$249,999	10.3%
\$250,000 - \$299,999	6.2%
\$300,000 - \$399,999	7.4%
\$400,000 - \$499,999	1.7%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	1.0%
\$1,000,000 - \$1,499,999	1.6%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.5%
Average Home Value	\$202,856

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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<b>2010 Population by Age</b>	
Total	31,153
0 - 4	6.6%
5 - 9	3.9%
10 - 14	2.8%
15 - 24	24.8%
25 - 34	21.6%
35 - 44	11.4%
45 - 54	12.0%
55 - 64	9.1%
65 - 74	4.1%
75 - 84	2.7%
85 +	1.1%
18 +	84.9%
<b>2018 Population by Age</b>	
Total	33,259
0 - 4	5.8%
5 - 9	4.7%
10 - 14	3.5%
15 - 24	20.8%
25 - 34	22.1%
35 - 44	12.7%
45 - 54	10.3%
55 - 64	10.1%
65 - 74	5.9%
75 - 84	2.7%
85 +	1.3%
18 +	84.2%
<b>2023 Population by Age</b>	
Total	34,607
0 - 4	5.7%
5 - 9	4.4%
10 - 14	3.8%
15 - 24	21.4%
25 - 34	19.9%
35 - 44	13.6%
45 - 54	10.0%
55 - 64	9.8%
65 - 74	6.8%
75 - 84	3.2%
85 +	1.3%
18 +	84.1%
<b>2010 Population by Sex</b>	
Males	16,047
Females	15,108
<b>2018 Population by Sex</b>	
Males	17,264
Females	15,996
<b>2023 Population by Sex</b>	
Males	17,901
Females	16,706

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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## 2010 Population by Race/Ethnicity

Total	31,154
White Alone	33.7%
Black Alone	55.6%
American Indian Alone	0.4%
Asian Alone	3.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.6%
Two or More Races	1.6%
Hispanic Origin	9.6%
Diversity Index	65.0

## 2018 Population by Race/Ethnicity

Total	33,260
White Alone	31.5%
Black Alone	57.3%
American Indian Alone	0.4%
Asian Alone	3.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.2%
Two or More Races	1.9%
Hispanic Origin	8.9%
Diversity Index	64.1

## 2023 Population by Race/Ethnicity

Total	34,606
White Alone	30.3%
Black Alone	58.0%
American Indian Alone	0.4%
Asian Alone	4.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.9%
Two or More Races	2.2%
Hispanic Origin	8.7%
Diversity Index	63.9

## 2010 Population by Relationship and Household Type

Total	31,155
In Households	84.1%
In Family Households	49.7%
Householder	16.3%
Spouse	6.6%
Child	19.1%
Other relative	5.2%
Nonrelative	2.4%
In Nonfamily Households	34.4%
In Group Quarters	15.9%
Institutionalized Population	4.8%
Noninstitutionalized Population	11.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

July 23, 2018



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<b>2018 Population 25+ by Educational Attainment</b>	
Total	21,652
Less than 9th Grade	4.1%
9th - 12th Grade, No Diploma	9.0%
High School Graduate	21.6%
GED/Alternative Credential	3.7%
Some College, No Degree	21.5%
Associate Degree	6.6%
Bachelor's Degree	21.5%
Graduate/Professional Degree	12.0%
<b>2018 Population 15+ by Marital Status</b>	
Total	28,585
Never Married	61.4%
Married	19.6%
Widowed	4.6%
Divorced	14.5%
<b>2018 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	93.7%
Civilian Unemployed (Unemployment Rate)	6.3%
<b>2018 Employed Population 16+ by Industry</b>	
Total	14,342
Agriculture/Mining	0.4%
Construction	6.0%
Manufacturing	6.3%
Wholesale Trade	2.0%
Retail Trade	10.5%
Transportation/Utilities	3.2%
Information	1.8%
Finance/Insurance/Real Estate	6.0%
Services	60.9%
Public Administration	2.9%
<b>2018 Employed Population 16+ by Occupation</b>	
Total	14,346
White Collar	55.8%
Management/Business/Financial	9.5%
Professional	23.3%
Sales	11.2%
Administrative Support	11.8%
Services	25.1%
Blue Collar	19.2%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	5.4%
Installation/Maintenance/Repair	2.4%
Production	4.2%
Transportation/Material Moving	6.8%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	31,155
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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## 2010 Households by Type

Total	13,331
Households with 1 Person	47.6%
Households with 2+ People	52.4%
Family Households	38.5%
Husband-wife Families	15.6%
With Related Children	6.0%
Other Family (No Spouse Present)	22.8%
Other Family with Male Householder	5.3%
With Related Children	2.0%
Other Family with Female Householder	17.5%
With Related Children	11.4%
Nonfamily Households	13.9%
All Households with Children	19.9%
Multigenerational Households	2.9%
Unmarried Partner Households	7.3%
Male-female	6.3%
Same-sex	1.0%

## 2010 Households by Size

Total	13,332
1 Person Household	47.6%
2 Person Household	28.1%
3 Person Household	12.0%
4 Person Household	7.3%
5 Person Household	2.9%
6 Person Household	1.1%
7 + Person Household	1.0%

## 2010 Households by Tenure and Mortgage Status

Total	13,332
Owner Occupied	22.0%
Owned with a Mortgage/Loan	14.4%
Owned Free and Clear	7.7%
Renter Occupied	78.0%

## 2010 Housing Units By Urban/ Rural Status

Total Housing Units	16,634
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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## Top 3 Tapestry Segments

1. Young and Restless (11B)
2. Modest Income Homes
3. Social Security Set (9F)

## 2018 Consumer Spending

Apparel & Services: Total \$	\$16,187,104
Average Spent	\$1,127.47
Spending Potential Index	52
Education: Total \$	\$10,841,619
Average Spent	\$755.15
Spending Potential Index	52
Entertainment/Recreation: Total \$	\$22,189,102
Average Spent	\$1,545.52
Spending Potential Index	48
Food at Home: Total \$	\$37,821,196
Average Spent	\$2,634.34
Spending Potential Index	52
Food Away from Home: Total \$	\$26,576,851
Average Spent	\$1,851.14
Spending Potential Index	53
Health Care: Total \$	\$37,325,203
Average Spent	\$2,599.79
Spending Potential Index	45
HH Furnishings & Equipment: Total \$	\$14,454,178
Average Spent	\$1,006.77
Spending Potential Index	48
Personal Care Products & Services: Total \$	\$5,915,864
Average Spent	\$412.05
Spending Potential Index	50
Shelter: Total \$	\$126,901,774
Average Spent	\$8,839.02
Spending Potential Index	53
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,025,554
Average Spent	\$1,116.22
Spending Potential Index	45
Travel: Total \$	\$13,332,377
Average Spent	\$928.63
Spending Potential Index	43
Vehicle Maintenance & Repairs: Total \$	\$7,722,590
Average Spent	\$537.90
Spending Potential Index	50

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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