

Account: W09119
 Site: 98283

Demographic and Income Forecast

10/31/2002

PREPARED FOR:

City of Downey

11111 Brookshire Avenue
 Downey, CA 90241
 Coords: 33.938989 -118.129053

Area 1: 1 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	28,757	29,532	32,731
Households	9,947	10,118	10,851
Families	7,041	7,159	7,651
Average Household Size	2.82	2.88	2.95
Owner-occupied HHs	3,742	3,813	4,064
Renter-occupied HHs	6,205	6,306	6,787
Median Age	33.0	33.3	34.0

Trends: 2001-2006 Annual Rate	Area	National
Population	2.17%	1.15%
Households	1.45%	1.21%
Families	1.37%	1.05%
Owner HHs	1.32%	1.35%
Median Household Income	2.96%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,552	16.4%	1,571	15.5%	1,238	11.5%
\$15,000 - \$24,999	1,618	17.1%	1,389	13.7%	1,208	11.2%
\$25,000 - \$34,999	1,656	17.5%	1,271	12.6%	1,269	11.8%
\$35,000 - \$49,999	1,937	20.5%	1,566	15.5%	1,732	16.1%
\$50,000 - \$74,999	1,627	17.2%	1,902	18.8%	2,134	19.9%
\$75,000 - \$99,999	528	5.6%	1,105	10.9%	1,190	11.1%
\$100,000 - \$149,999	366	3.9%	870	8.6%	1,333	12.4%
\$150,000+	180	1.9%	443	4.4%	641	6.0%
Median Household Income	\$36,525		\$45,584		\$52,325	
Average Household Income	\$42,322		\$56,923		\$65,877	
Per Capita Income	N/A		\$19,677		\$22,016	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	2,341	8.1%	2,379	8.1%	2,627	8.0%
5 - 14	4,404	15.3%	4,482	15.2%	4,724	14.4%
15 - 19	1,973	6.9%	2,006	6.8%	2,231	6.8%
20 - 24	2,027	7.0%	2,123	7.2%	2,426	7.4%
25 - 34	5,059	17.6%	5,097	17.3%	5,504	16.8%
35 - 44	4,198	14.6%	4,275	14.5%	4,278	13.1%
45 - 64	5,307	18.5%	5,600	19.0%	6,832	20.9%
65 - 74	1,547	5.4%	1,568	5.3%	1,848	5.6%
75 - 84	1,326	4.6%	1,380	4.7%	1,509	4.6%
85+	575	2.0%	622	2.1%	750	2.3%

Race and Ethnicity	2000 Census	2001 Update	2006 Forecast
White	15,769 54.8%	15,861 53.7%	16,199 49.5%
Black	848 3.0%	850 2.9%	853 2.6%
Asian/Pacific Islander	1,988 6.9%	2,063 7.0%	2,362 7.2%
Other Races	8,778 30.5%	9,232 31.3%	11,095 33.9%
2 or More Races	1,373 4.8%	1,525 5.2%	2,222 6.8%
Hispanic (Any Race)	16,779 58.3%	17,661 59.8%	21,212 64.8%
Diversity Index	83.4	83.9	85.8

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Area 2: 3 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	252,807	258,189	279,989
Households	71,415	72,451	76,824
Families	57,375	58,169	61,443
Average Household Size	3.50	3.51	3.60
Owner-occupied HHs	38,234	38,772	40,997
Renter-occupied HHs	33,181	33,678	35,827
Median Age	30.1	30.3	30.9

Trends: 2001-2006 Annual Rate	Area	National
Population	1.69%	1.15%
Households	1.21%	1.21%
Families	1.13%	1.05%
Owner HHs	1.15%	1.35%
Median Household Income	2.98%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	12,155	17.5%	13,568	18.7%	11,155	14.5%
\$15,000 - \$24,999	11,329	16.3%	11,059	15.3%	9,719	12.6%
\$25,000 - \$34,999	11,745	16.9%	10,075	13.9%	9,956	12.9%
\$35,000 - \$49,999	13,957	20.1%	11,423	15.8%	13,720	17.8%
\$50,000 - \$74,999	12,793	18.5%	12,602	17.4%	13,895	18.0%
\$75,000 - \$99,999	4,421	6.4%	6,553	9.0%	7,585	9.8%
\$100,000 - \$149,999	2,064	3.0%	5,111	7.1%	7,852	10.2%
\$150,000+	860	1.2%	2,058	2.8%	3,213	4.2%
Median Household Income	\$35,944		\$39,661		\$46,109	
Average Household Income	\$41,042		\$49,600		\$58,347	
Per Capita Income	N/A		\$14,042		\$16,131	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	22,350	8.8%	22,643	8.8%	24,487	8.7%
5 - 14	46,096	18.2%	46,749	18.1%	48,313	17.3%
15 - 19	20,290	8.0%	20,558	8.0%	22,432	8.0%
20 - 24	18,911	7.5%	19,727	7.6%	22,078	7.9%
25 - 34	41,357	16.4%	41,473	16.1%	43,887	15.7%
35 - 44	36,671	14.5%	37,165	14.4%	36,541	13.1%
45 - 64	43,523	17.2%	45,754	17.7%	54,906	19.6%
65 - 74	12,227	4.8%	12,314	4.8%	14,279	5.1%
75 - 84	8,847	3.5%	9,103	3.5%	9,798	3.5%
85+	2,537	1.0%	2,704	1.0%	3,267	1.2%

Race and Ethnicity	2000 Census		2001 Update		2006 Forecast	
White	125,815	49.8%	126,179	48.9%	127,503	45.5%
Black	10,394	4.1%	10,404	4.0%	10,317	3.7%
Asian/Pacific Islander	15,279	6.0%	15,772	6.1%	17,711	6.3%
Other Races	88,918	35.2%	92,201	35.7%	105,414	37.6%
2 or More Races	12,402	4.9%	13,633	5.3%	19,044	6.8%
Hispanic (Any Race)	170,845	67.6%	177,161	68.6%	202,017	72.2%
Diversity Index	84.0		84.4		85.9	

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Area 3: 5 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	744,783	759,548	818,959
Households	195,504	198,198	209,464
Families	160,362	162,455	171,029
Average Household Size	3.77	3.79	3.87
Owner-occupied HHs	96,302	97,653	103,032
Renter-occupied HHs	99,202	100,545	106,432
Median Age	28.2	28.4	28.8

Trends: 2001-2006 Annual Rate	Area	National
Population	1.56%	1.15%
Households	1.14%	1.21%
Families	1.06%	1.05%
Owner HHs	1.10%	1.35%
Median Household Income	3.15%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	39,985	21.1%	48,469	24.5%	39,957	19.1%
\$15,000 - \$24,999	33,474	17.6%	34,321	17.3%	31,124	14.9%
\$25,000 - \$34,999	33,124	17.4%	30,260	15.3%	30,186	14.4%
\$35,000 - \$49,999	36,870	19.4%	30,608	15.4%	38,724	18.5%
\$50,000 - \$74,999	31,489	16.6%	28,384	14.3%	32,520	15.5%
\$75,000 - \$99,999	9,671	5.1%	13,230	6.7%	16,116	7.7%
\$100,000 - \$149,999	3,862	2.0%	9,453	4.8%	15,289	7.3%
\$150,000+	1,442	0.8%	3,473	1.8%	5,498	2.6%
Median Household Income	\$32,315		\$32,930		\$38,914	
Average Household Income	\$36,937		\$41,524		\$49,071	
Per Capita Income	N/A		\$10,920		\$12,641	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	71,056	9.5%	71,931	9.5%	77,547	9.5%
5 - 14	143,804	19.3%	145,795	19.2%	150,317	18.4%
15 - 19	62,111	8.3%	62,903	8.3%	68,394	8.4%
20 - 24	59,914	8.0%	62,438	8.2%	69,608	8.5%
25 - 34	125,474	16.8%	125,681	16.5%	132,400	16.2%
35 - 44	105,977	14.2%	107,296	14.1%	105,109	12.8%
45 - 64	119,697	16.1%	125,704	16.5%	150,140	18.3%
65 - 74	30,631	4.1%	30,827	4.1%	35,708	4.4%
75 - 84	20,183	2.7%	20,654	2.7%	22,138	2.7%
85+	5,935	0.8%	6,318	0.8%	7,598	0.9%

Race and Ethnicity	2000 Census		2001 Update		2006 Forecast	
White	333,864	44.8%	335,206	44.1%	340,337	41.6%
Black	43,807	5.9%	43,708	5.8%	42,889	5.2%
Asian/Pacific Islander	38,560	5.2%	39,583	5.2%	43,629	5.3%
Other Races	292,445	39.3%	301,498	39.7%	337,812	41.2%
2 or More Races	36,107	4.8%	39,553	5.2%	54,292	6.6%
Hispanic (Any Race)	548,890	73.7%	565,758	74.5%	631,760	77.1%
Diversity Index	84.8		85.1		86.3	