



Census 2000: Housing Characteristics

INTRODUCTION

According to Census 2000, there were 969,484 housing units in Orange County on April 1, 2000. Most of these housing units were occupied (935,287 or 96.5% of all housing units). The remaining 34,197 units, 3.5%, were vacant. Between 1990 and 2000, the Orange County housing inventory increased by 94,412 units, or 10.8%.

This report, using data from the 1990 Census and the 2000 Census, profiles housing in 2000 and the changes in housing characteristics in Orange County between 1990 and 2000.

HOUSING TENURE AND OCCUPANCY

As mentioned above, 96.5% of the 969,484 housing units had people living in them and were categorized as "occupied housing units." (Note: Housing units are defined by the U.S. Census Bureau as a house, an apartment, a mobile home, and could also be a boat, RV, van, a group of rooms or a single room that is occupied as separate living quarters.) These occupied housing units experienced a 13.1% increase since 1990, as seen in Chart 1 (108,221 units). In 2000, there were fewer vacant houses available than in 1990 (48,006 down to 34,197). During the 1990s, the number of vacant units dropped by 28.8%. Of the vacant units in 2000, units for rent experienced the largest drop, decreasing 12,271 units (52.8%) to 10,973 available units (Chart 2). Vacant units that were rented or sold, but not occupied, also dropped, from 4,768 to 3,112, or 34.7%. The number of vacant units that were for sale and those

used for seasonal, recreational or occasional use increased by 44.5% and 49.4%, respectively.

Of the occupied housing units in the county, 61.4% (574,456 out of 935,287 units) were owner occupied housing units and 360,831 (38.6%) were renter occupied housing units. This reflects a 15.6% increase in owner occupied housing units and a 9.2% increase in renter occupied housing units

Chart 2
Vacant Housing Units: 1990 and 2000

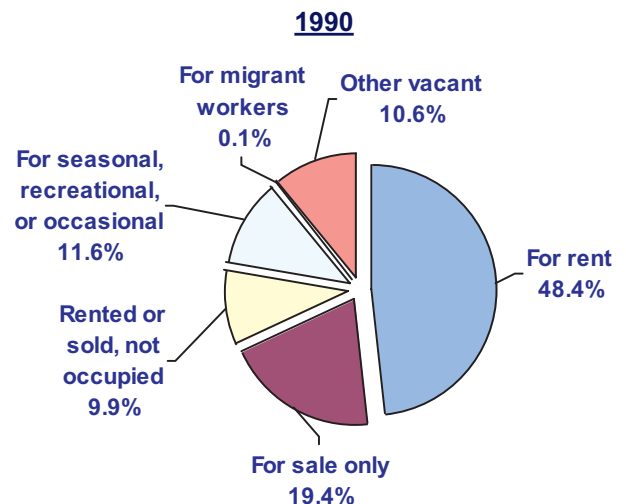
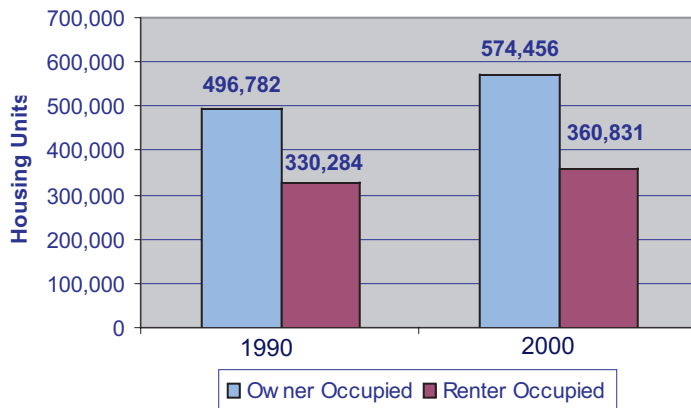
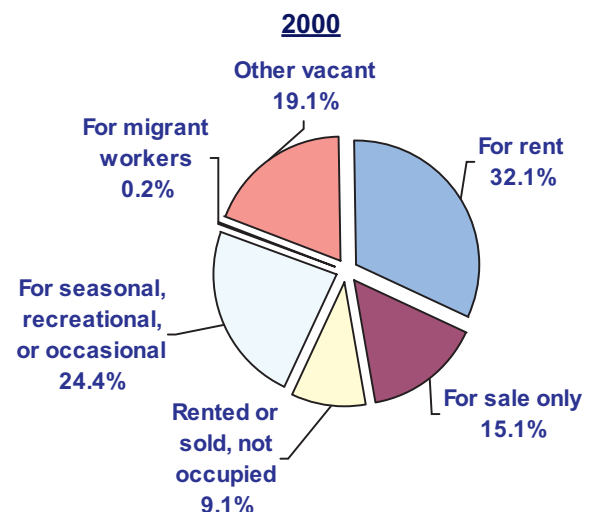


Chart 1
Occupied Housing Units in Orange County: 1990 and 2000



Source: Summary File 1, U.S. Census Bureau, 1990 and 2000.



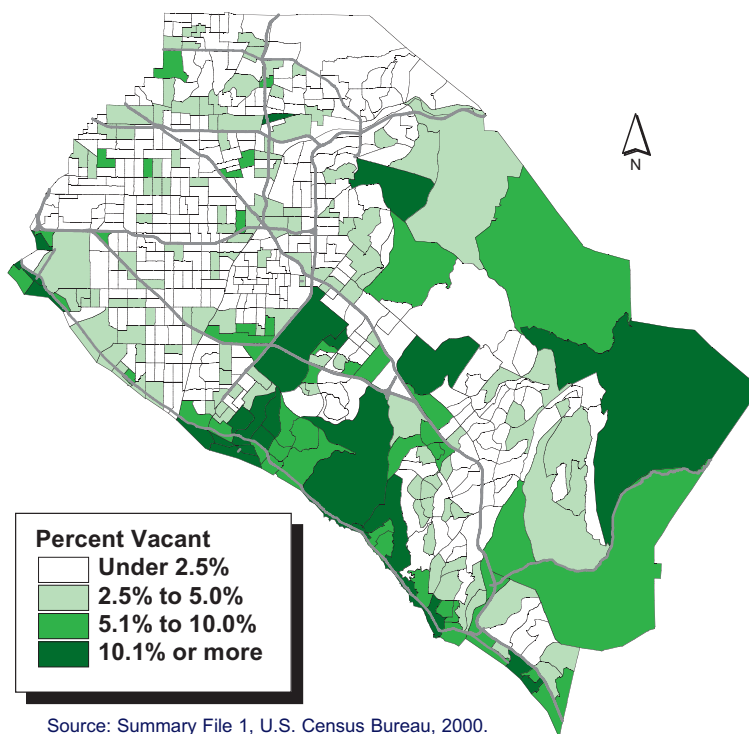
Source: Summary File 1, U.S. Census Bureau, 1990 and 2000.

when compared to 1990. The average household size of owner occupied units was 2.96 and that of renter occupied units was 3.05 in 2000.

The homeowner vacancy rate (the proportion of the homeowner housing inventory for sale) was at 0.9% while the rental vacancy rate (the proportion of rental inventory vacant for sale) was 3.0%.

Map 1 shows the percent of vacant housing units for Orange County by census tract. As is typical with newly developing areas, south Orange County had higher vacancy rates than the more established northern areas of Orange County. When new homes are built, the vacancy rates are higher due to the lag time that can occur before buyers move into their new home. The coastal areas also had higher vacancy rates due to a higher number of vacation homes that are left unoccupied by owners or rented out by the owners. Some caution should be exercised when viewing this map; many areas that exhibit high vacancy rates cover large areas. This can be misleading to assume the vacancy rates apply to entire areas because larger census tracts may not be as dense as smaller tracts.

Map 1
Orange County Housing Vacancy Rates by
Census Tract, 2000



HOUSEHOLDS BY TYPE: 1990 TO 2000

Households are defined by the U.S. Census Bureau as including "all of the people who occupy a housing unit." The number of households in Orange County increased by 18.6%, from 827,066 in 1990 to 935,287 in 2000. Family households (households with two or more people related by blood, marriage, or adoption) increased 14.5% from 1990 to 2000, while nonfamily households (a householder living alone or with nonrelatives only) only increased by 4% (Table 1).

Overall, Orange County had a high proportion of family households, with approximately three out of every four households (71.4%) being family households. This number was higher than the percentage of family households in the Nation (68.1%) and California (68.8%). Of the total households, the number of married couples as

householders continued to rise with a 9.8% increase and also comprised the largest group at 55.9% of all households (Table 1).

RELATIONSHIP BY HOUSEHOLD TYPES FOR POPULATION: 2000

Census 2000 reported the majority of Orange County's population lived in family households. Of the 2,803,924 people that lived in households, 85.7%, or 2,438,257 people, lived in family households. About 13% lived in nonfamily households and only 1.5% lived in group quarters (those that do not live in households i.e. correctional institutions, nursing homes, juvenile institutions and college dormitories, military quarters and group homes) (Table 2).

HOUSEHOLD SIZE BY TENURE: 1990 TO 2000

As the population of Orange County increased 18.1%, from 2,410,556 in 1990 to 2,846,289 in 2000, the size of households also rose. Orange County's average household size (3.0) was higher than California (2.9) and the Nation (2.9). The

average household size of owner occupied housing units was 2.96 and renter occupied housing units was 3.05, rising from 1990's 2.86 and 2.89 respectively.

In 2000, both owner and renter occupied units experienced an increase in the number of households with 4 or more persons. Since 1990, the number of 4-person households in owner occupied units increased 16.8%; 5-person

Table 1
Households by Type: 1990 and 2000

	1990		2000		1990 to 2000 Change	
	Total	Percent	Total	Percent	Number	Percent
Family Households:	583,162	70.5%	667,917	71.4%	84,755	14.5%
Married Couple Household	465,084	56.2%	522,514	55.9%	57,430	9.8%
Male householder, other family	37,906	4.6%	45,751	4.9%	7,845	1.3%
Female householder, other family	80,172	9.7%	99,625	10.7%	19,453	3.3%
Nonfamily households	243,906	29.5%	267,370	28.6%	23,464	4.0%
Total households	827,066	100.0%	935,287	100.0%	108,221	18.6%

Source: Summary File 1, U.S. Census Bureau, 1990 and 2000.

Table 2
Relationship by Household Type for Orange
County Population: 2000

	Number	Percent
In households:	2,803,924	98.5%
In family households	2,438,257	85.7%
Householder:	667,917	23.5%
Male	503,822	17.7%
Female	164,095	5.8%
Spouse	522,514	18.4%
Child:	884,789	31.1%
Natural-born or adopted	847,673	29.8%
Step	36,516	1.3%
Grandchild	49,330	1.7%
Brother or sister	59,002	2.1%
Parent	400,002	14.1%
Other relatives	104,407	3.7%
Nonrelatives	110,896	3.9%
In nonfamily households	365,667	12.8%
Male householder:	124,057	4.4%
Living alone	83,384	2.9%
Not living alone	40,673	1.4%
Female householder:	143,313	5.0%
Living alone	114,266	4.0%
Not living alone	29,047	1.0%
Nonrelatives	98,297	3.5%
In group quarters:	42,365	1.5%
Institutionalized population	16,464	0.6%
Noninstitutionalized population	25,901	0.9%
Total	2,846,289	100.0%

Source: Summary File 1, U.S. Census Bureau, 2000.

households, 27%; 6-person households, 38.7%; and 7 or more person households, 57.1%. Similar patterns can be found with renter occupied units. Since 1990, the number of 4-person households in renter occupied units showed a change of 17.4%; 5-person households, 36.2%; 6-person households, 39.6%; and 7 or more person households, 25.3%. Together, the number of 4 or more person households in both owner occupied and renter occupied units comprised 32.9% of the total households in Orange County (Table 3).

For most household size categories, there was an increase in the number of units between 1990 and 2000,

Table 3
Household Size for Owner and Renter Occupied
Housing Units: 1990 and 2000

Household Size	1990		2000	
	Number	Percentage	Number	Percentage
Owner occupied	496,782	60.1%	574,456	61.4%
1-person	87,973	10.6%	106,023	11.3%
2-person	169,607	20.5%	186,359	19.9%
3-person	89,746	10.9%	95,020	10.2%
4-person	83,928	10.1%	97,853	10.5%
5-person	36,725	4.4%	46,657	5.0%
6-person	14,704	1.8%	20,388	2.2%
7 or more persons	14,099	1.7%	22,156	2.4%
Renter occupied	330,284	39.9%	360,831	38.6%
1-person	83,146	10.1%	91,627	9.8%
2-person	96,991	11.7%	92,620	9.9%
3-person	55,196	6.7%	56,728	6.1%
4-person	41,505	5.0%	48,738	5.2%
5-person	21,790	2.6%	29,679	3.2%
6-person	12,338	1.5%	17,224	1.8%
7 or more persons	19,318	2.3%	24,215	2.6%
Total	827,066	100.0%	935,287	100.0%

Source: Summary File 1, U.S. Census Bureau, 1990 and 2000.

whether owner or renter occupied. However, over the last decade, the number of 2-person, renter occupied units decreased by 4.5% and only represented 9.9% of the total number of Orange County households, down from 1990's 11.7% (Table 3). Almost thirty percent (29.8%) of households had two people, 21.1% had one person, 16.3% had three and 15.7% had four people. Over one-third of all households were renter occupied and almost two-thirds were owner occupied.

Map 2 shows the average household size by 2000 census tract. Each census tract displays the household size with the numerical majority. In 165 of the 577 census tracts in Orange County, the average household size was less than 2.66 persons. These census tracts were located throughout the county, but were most common in the central and southeast parts of the county. Household sizes from 2.66 to 3.45 were most common in the county (the county average being 3.0), and occupied 274 census tracts (47%). These census tracts were most commonly found in and around Santa Ana. Households with 3.46 to 4.69 persons were mainly located in northwest county. Only 32 census tracts had an average household size equal to or larger than 4.70 persons.

Table 4
Age of Householders in Orange County: 2000

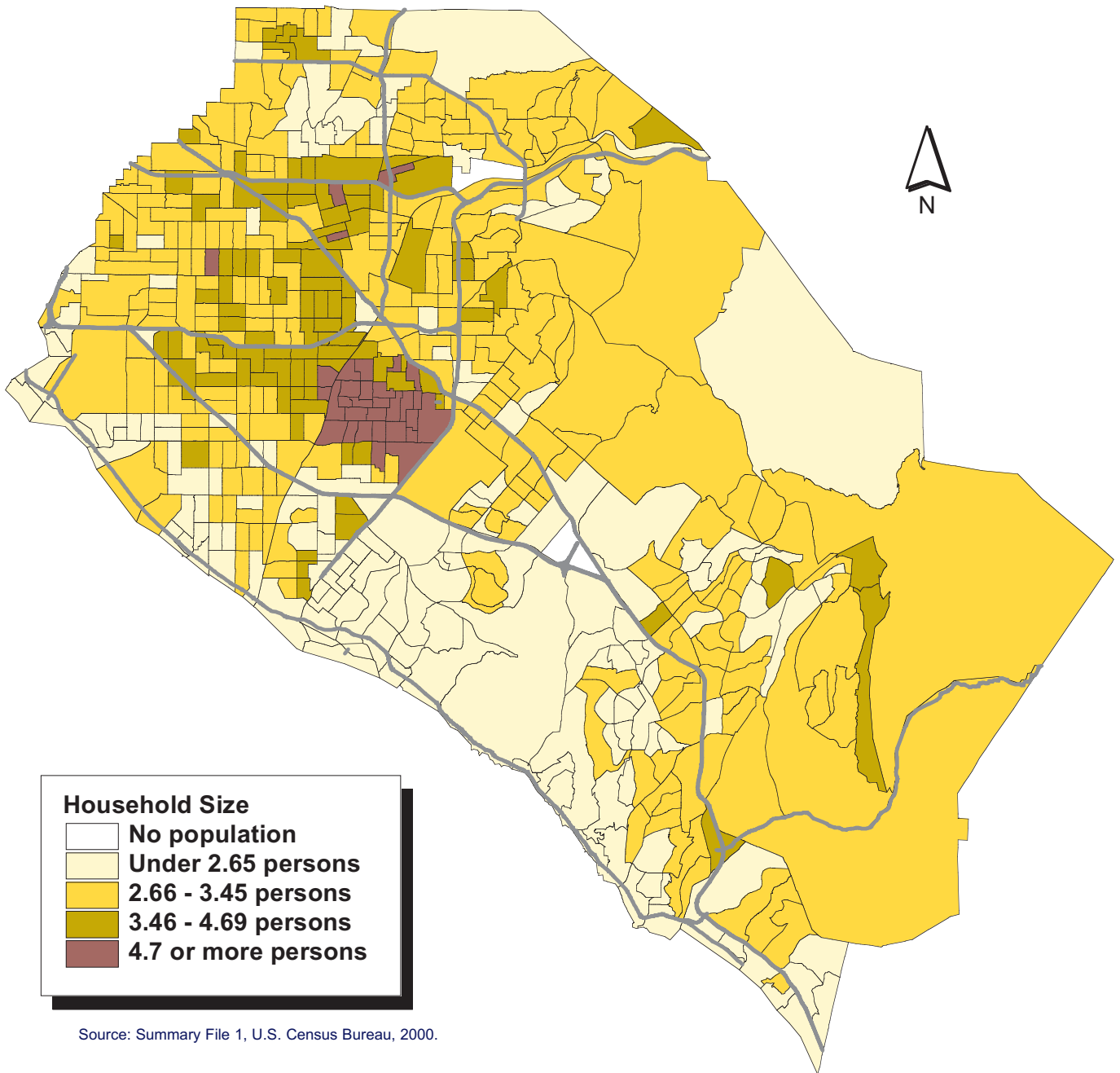
	Family Households		Nonfamily Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
15 to 24 years	16,119	2.4%	17,026	6.4%	33,145	3.5%
25 to 34 years	124,735	18.7%	50,342	18.8%	175,077	18.7%
35 to 44 years	191,000	28.6%	48,773	18.2%	239,773	25.6%
45 to 54 years	151,810	22.7%	44,528	16.7%	196,338	21.0%
55 to 64 years	91,612	13.7%	34,206	12.8%	125,818	13.5%
65 to 74 years	56,175	8.4%	30,040	11.2%	86,215	9.2%
75 years & over	36,466	5.5%	42,455	15.9%	78,921	8.4%
Total	667,917	100.0%	267,370	100.0%	935,278	100.0%

Source: Summary File 1, U.S. Census Bureau, 2000.

AGE OF HOUSEHOLDERS:

As Table 4 shows, in Orange County, householders aged 15 to 24 years in nonfamily households were more common than those in family households. However, householders aged 35 to 44 years in family households surpassed those in nonfamily households by 1.58 times. Householders aged 35 to 54 years accounted for the majority in all households, with 46.6% of the total 935,287 in Orange County.

Map 2 Persons Per Household in Orange County, 2000



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