

SAN FRANCISCO SOCIO-ECONOMIC PROFILE

2005-2009 American Community Survey

San Francisco Planning Department
May 2011

INTRODUCTION

San Francisco's 2010 population – at 805,330 – has surpassed its all-time high in the 1950s. Despite some shifts in proportional shares, San Francisco's racial and ethnic composition remains diverse. The City's Asian population is growing steadily but the number of Black residents continues to drop. San Franciscans of Latin or Hispanic origin are also increasing, although not at rates seen at state or national levels.

San Franciscans are also getting older, with a median age of 38.2 years. There are more children under 5 years old but Francisco continues to be among the top three major cities with the fewest children. The numbers of older San Franciscans are growing as well. Family households are increasing but there are also more single-person households.

Our citizens are also better educated: a third of San Franciscans over 25 years old have earned a B.A. diploma and about one in five hold a graduate or professional degree. Median incomes rose, although once adjusted for inflation, are almost unchanged from 2000.

More employed San Franciscans are taking transit to work. Commuting by car has dropped and other travel to work modes such as biking and walking are becoming more popular. Working at home is also increasing. A growing number of San Francisco households are car-free.

ABOUT THIS REPORT:

This report summarizes recently released 2005-2009 American Community Survey. It describes select demographic and housing characteristics by supervisorial districts; it also discusses employment and commute to work. The report compares the five-year ACS estimates to 2000 Census figures.

Following the Citywide overview, statistical information on the City's 11 supervisorial districts is presented. Supervisorial districts have defined boundaries unlike neighborhoods which tend to be more amorphous with subjective and fluid boundaries. It should be noted that the district sections are meant to stand alone; hence, comparison to Citywide figures are repeated. A two-page, "at a glance" summary precedes the narrative for each supervisorial district.

Sources

Statistics in this report come from three datasets produced by the U.S. Census Bureau: the 2005-2009 American Community Survey, the 2010 Census, and as baseline, the 2000 Census. Information about San Francisco housing sales prices are from the Multiple Listing Services (MLS) database and median asking rents were culled from craigslist.

For this report, figures for total population, race and Latino/Hispanic origins come from the 2010 Census PL-94-171 redistricting data. The bulk of the statistics presented, however, are based on the 2005-2009 American Community Survey (ACS).

The annual ACS replaced the Census “long form” and includes detailed socio-economic statistics such as income, poverty, educational attainment, occupation, and commute to work. Yearly ACS data is aggregated into five-year estimates to replicate decennial Census sampling. The 2005-2009 ACS is the first five-year estimate released and provides the most current demographic profile of the country.

Because the ACS figures are estimates based on samples, there will be few references in absolute numbers. The statistics are, instead, presented as percentage shares. When absolute numbers are provided, these are rounded to the nearest 10. The ACS figures are estimates based on sampling aggregated over a five-year period. The Census Bureau provides margins of error (MOE) which we considered in our analysis. At times, the MOEs can be too large for the data to be meaningful. We found this generally true for age, nativity and language. Income and vacancy estimates are especially problematic. However, as the ACS is the most “official” Census data available, the statistics in this report should not be interpreted as the absolute true figure but as an indication of likely trends.

The Planning Department will analyze additional Census 2010 data as soon as these are released. The Department will also provide yearly updates based on the American Community Survey’s five-year estimates. We will also be analyzing the City’s neighborhoods as well as recently-approved planning areas such as the Better Neighborhoods and Eastern Neighborhoods, in future studies.

A Note on Methodology

Data from Census 2000 and the 2005-2009 American Community Survey sample use the same census tract geographies and are consistent over the decade, allowing for comparison. The Planning Department aggregated census tracts into supervisorial districts. Because the census tracts don’t perfectly match supervisorial districts¹ – with some tracts overlapping districts – the Planning Department assigned such tracts in its entirety to a specific supervisorial district. The attached map shows supervisorial districts and the census tracts assigned to each district.

Census tract boundaries were updated for the 2010 Census. A number of tracts were split and some areas counted in one supervisorial district in the 2000 Census are now part of another district in 2010. This will, if the area is populated, affect comparisons between the 2000 and 2010 Censuses. To ensure precision in comparing population counts between censuses, the Planning Department relied on the block level data for Census 2010 to get the closest approximation to the actual boundaries possible. As with all other figures, boundary issues for aggregated data should be kept in mind when comparing statistics.

¹ While Census Block Group geographies allow for better fit within supervisorial districts, the ACS data is not available at this level of geography.

SAN FRANCISCO DEMOGRAPHICS

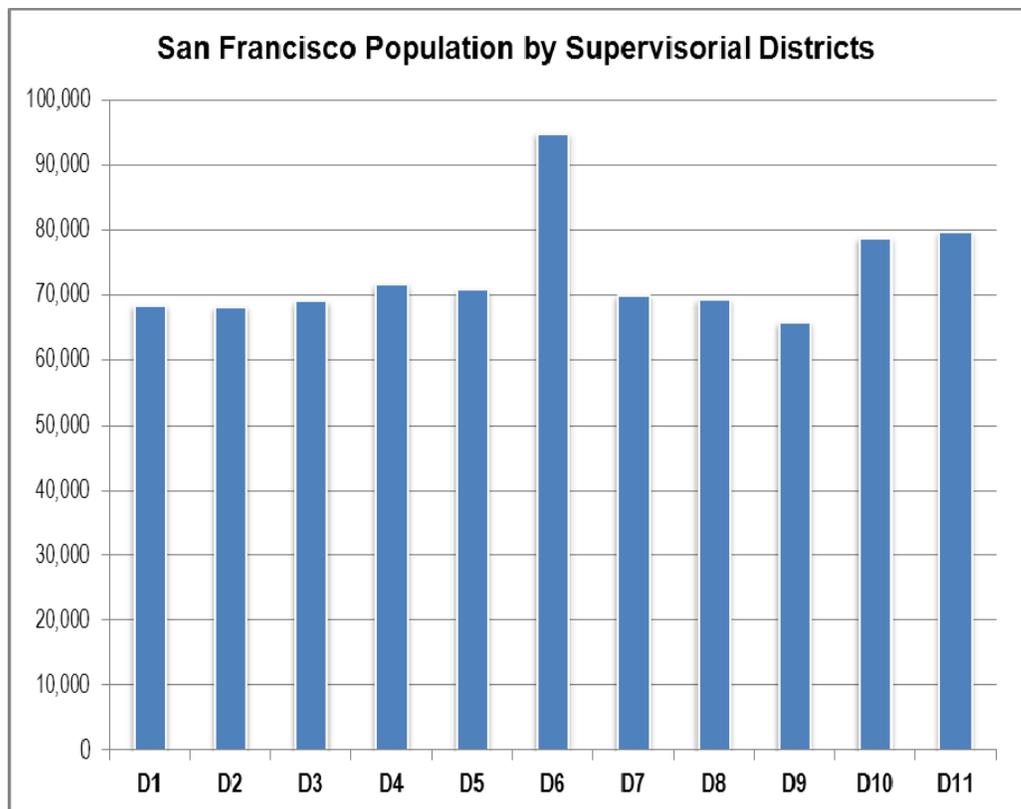
As of 1 April 2010, San Francisco has grown to 805,325, higher than the population peak of 775,360 in the 1950s. There are an additional 28,500 residents in the City or an increase of 3.7% from the 2000 Census.

Population Change by Supervisorial Districts

Supervisorial District 6 grew the most and now has the largest number of constituents – almost 94,800 people or 12.4% of the City’s population. This should not come as a surprise as District 6 includes South of Market and Mission Bay, where the bulk of new housing units were built in the last decade. District 11 follows with about 79,540 residents (10.1%) and District 10 has 78,660 (10%). District 9 has the least with 59,980 (7.4%), followed by Districts 2 (61,670 or 7.7%) and 8 (65,670, 8.1%).

District 6 grew an additional 24,590 people in the last 10 years – an increase of 35%. Districts 10 and 11 also saw notable increases in population (an additional 7% or about 5,470 and 5,420 more, respectively).

District 9, on the other hand, saw the greatest loss in population: a drop of 5,370 people (8% less). Losses of about 2% were also noted in Districts 1 and 3 (- 1,700 and - 1,260, respectively) and about 1% in Districts 8 and 5 (- 800 and - 570, respectively).

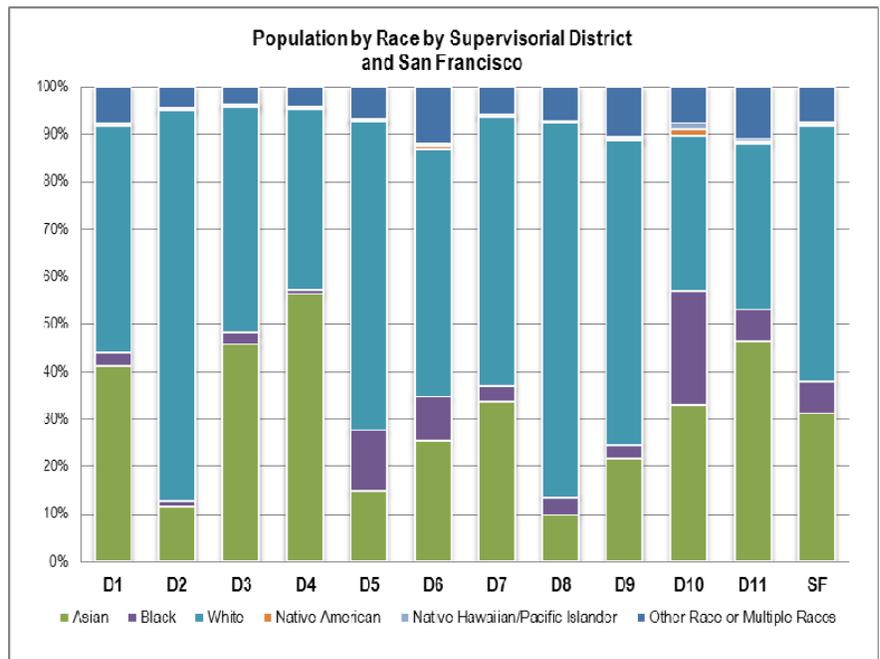
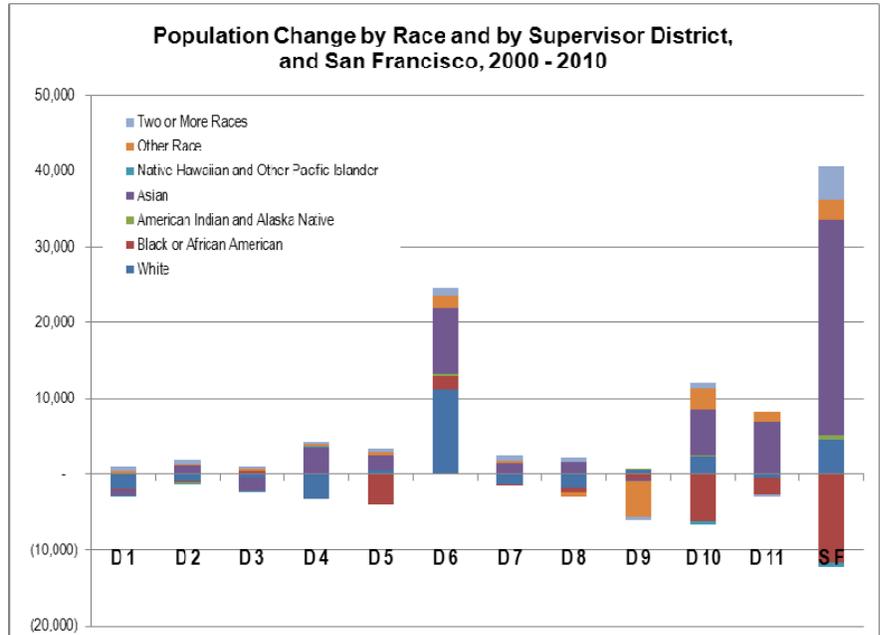


Race

San Francisco's racial composition continues to be diverse: 49% White, 33% Asian, 6% Black, 11% "Other Race" and "Two or More Races," and 0.9% "Native Hawaiian and Other Pacific Islanders" and "American Indian and Native Alaskan." In 2000, the distribution was 50% White, 31% Asian, 8% Black, 11% "Other Race" and "Two or More Races," and 0.9% "Native Hawaiian and Other Pacific Islanders" and "American Indian and Native Alaskan."

Asians grew the most in the 10 year period covered by the Census (about 28,350 more or an 11.8% increase). San Franciscans who claim "Two or More Race," or "Other Race," also grew substantially (4,400 or 13.2% and 2,650 or 5.3%, respectively). The number of White San Franciscans grew modestly (4,660 or 1.2%). African Americans declined significantly – 11,650 less or a 19.2% drop. Native Hawaiians and Other Pacific Islanders also saw a loss of 480 (- 13%).

Despite shifts in proportional shares, Districts 6 and 9 generally reflect the City's racial make-up. Whites represent the majority in Districts 2 and 8 (79% and 75%, respectively). Districts 10 and 11 are largely minorities (77% & 76% non-white, respectively). District 4 is predominantly Asian (58%) as is District 11 (51%). African Americans make up 21% of District 10.

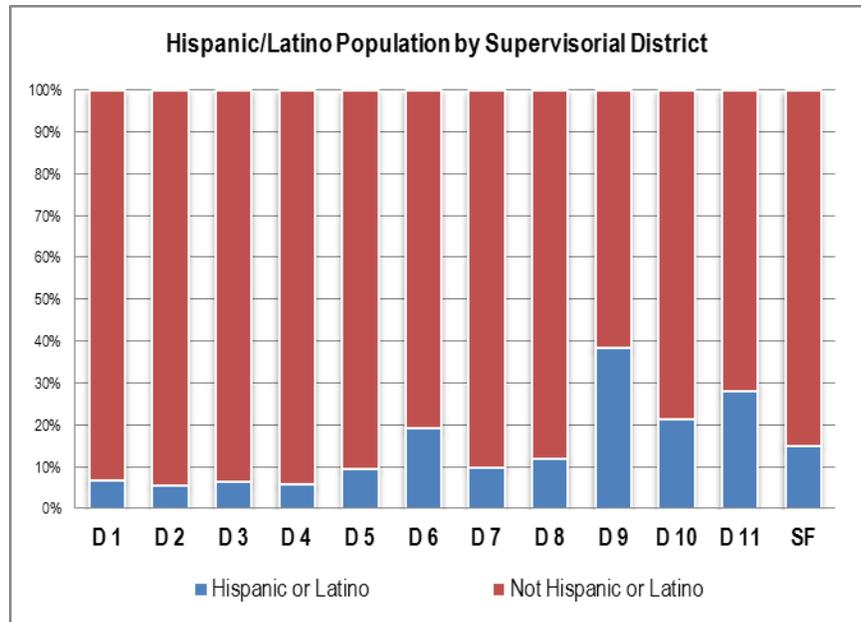
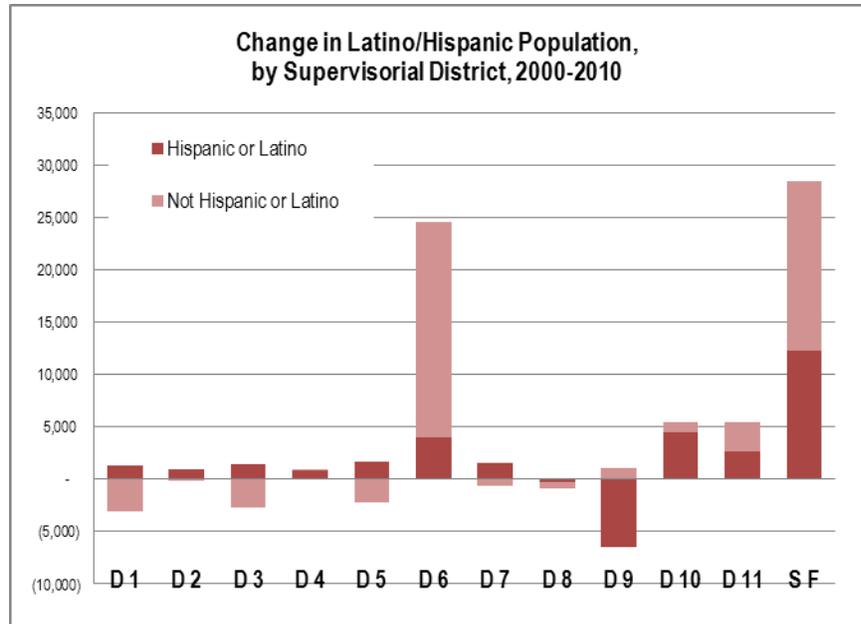


Latin/Hispanic Origin

The City's Latino population increased by 11.2% or 12,270 more. By comparison, Latinos grew by 28% statewide and 43% nationwide. Fifteen (15%) of San Franciscans are Latinos or of Hispanic origin (up from 14% in 2000). Latinos can be of any race. In San Francisco, 51% of Latinos are "Two or More Race" or "Other Race," 44% are White, with the remainder – Black, Asian, and Native American – at roughly similar rates at just under 2% each.

While the City's Latino/Hispanic population has grown, two supervisorial districts saw a decline in their numbers. By far the greatest loss occurred in District 9: a loss of 20.4% or about 6,500 Latinos leaving the area. District 8 saw a smaller decrease (- 3% or about 270 less).

Nevertheless, Latinos continue to be concentrated in District 9 with 39% of the population claiming Latino or Hispanic heritage; District 11 follows with 28% Latinos. District 10 had a significant increase in its Latino population, growing from 17% in 2000 to 21% in 2011. Some 16% of District 6's new residents are Latino.



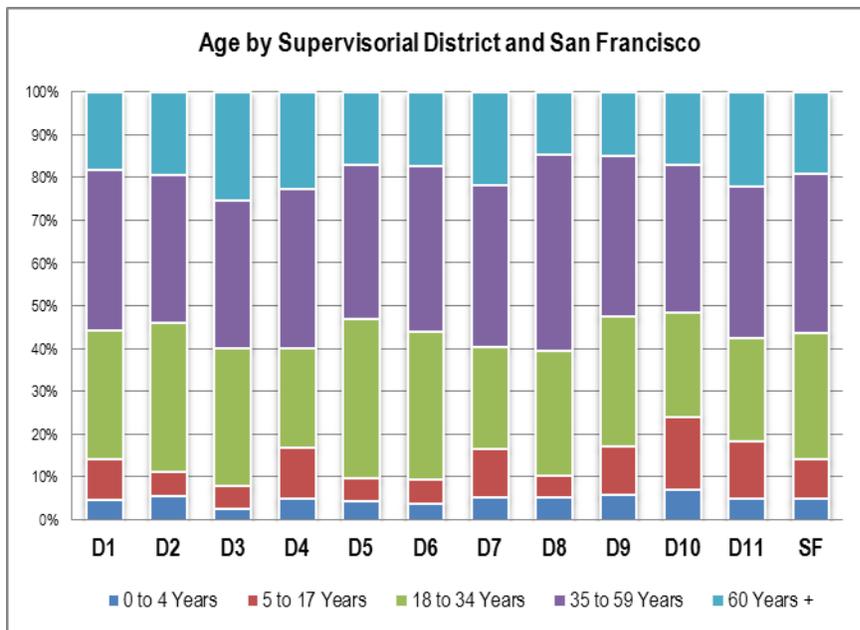
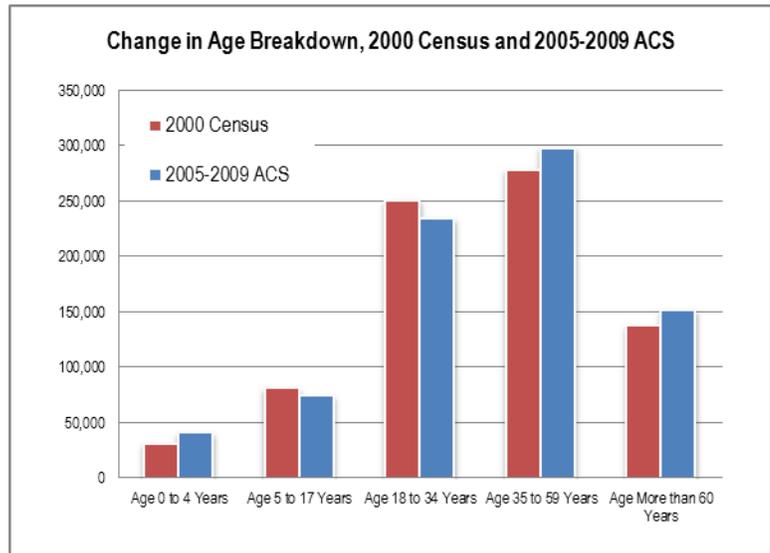
Age

San Francisco is getting older. The 2005-2009 ACS estimated the Citywide median age at 38.2 years. By comparison, the statewide median age is 34.6 years and nationwide, 36.5 years. The City is also one of the three major U.S. cities with the least number of children per capita.

The City, nevertheless, experienced a small baby boom in the last few years. According to the 2005-2009 ACS, the number of very young children four years and under has grown and they now make up 5% of the population. On the other hand, the number of school-aged children aged 5 to 17 years old dropped to 9%. Together, young San Franciscans under 18 years old have remained at about 14% of the total population, unchanged from ten years ago.

Young adults 18 to 34 years old also fell from 32% in 2000 to 29% estimated in the 2005-2009 ACS. On the other hand, San Franciscans aged 35-59 increased to 37% of the population, up from 36% in 2000. Approximately 19% of the population are 60 and over, up from 18% ten years ago.

The bulk of San Francisco's younger citizens are in Districts 10, 11 and 4; Districts 3, 5 and 2 had the least number of children under 18 years old. San Franciscans over 60 years are well represented in Districts 3, 11 and 4; on the other hand, they are less likely to be living in Districts 9, 8, and 5.

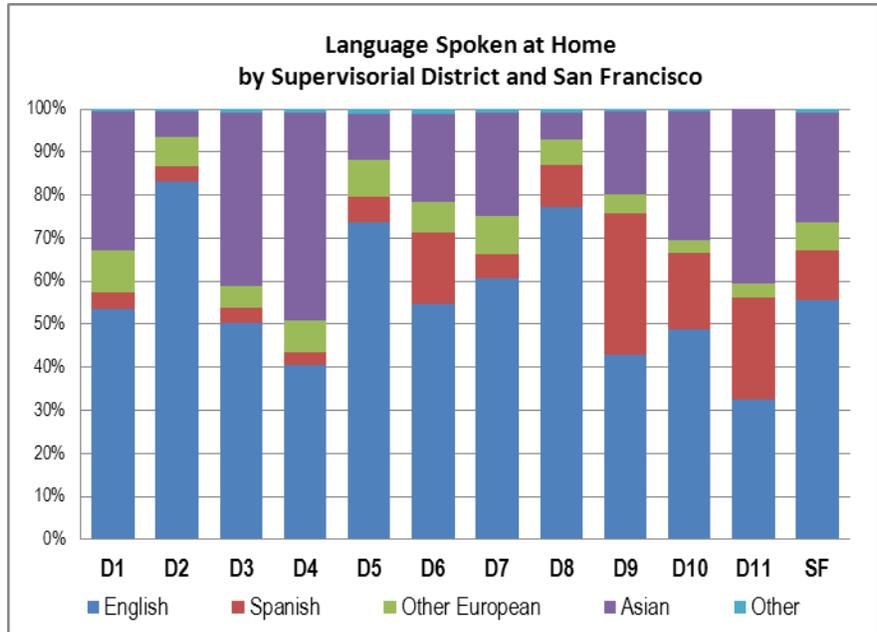


Nativity and Language Isolation

According to the 2005-2009 ACS, about a third (34%) of San Franciscans are foreign born. Ten years ago, this share was higher at 37%. Half of District 11 residents were born outside the U.S.; almost as many are in District 4 (47%). Residents of Districts 2 and 8 are less likely to be foreign-born (16% and 17% respectively).

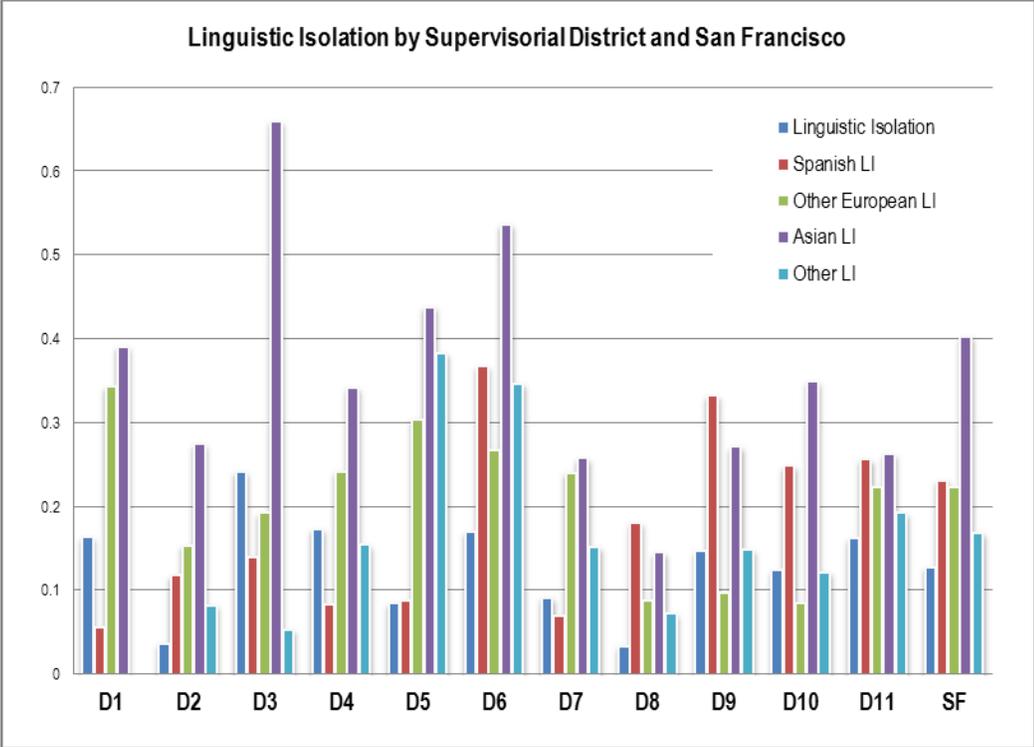
Over half (56%) of households in San Francisco speak English at home (up from 54% in 2000). Spanish is spoken at home in 12% of households, the same share as in 2000. Households speaking Asian languages also remained about the same at 26%.

Households in Districts 2 (83%) and 8 (77%) are mostly English-speaking. District 9 also has the most Spanish-speaking households (33%). Meanwhile, there are more households in Districts 4 (48%), and in 3 and 11 (both 40%) that speak an Asian language.



An estimated 13% of all San Francisco households are linguistically isolated, meaning these are households in which all members over 14 years old speak a non-English language and have difficulty with English (or as defined by the Census, “speak English less than ‘very well’”). This proportion has not changed from 2000. Of households speaking an Asian or Pacific Island language, 40% are linguistically isolated. Only 23% of Spanish-speaking households are similarly burdened. Meanwhile, 22% of households speaking other European languages are also linguistically isolated. These shares have not changed from 2000.

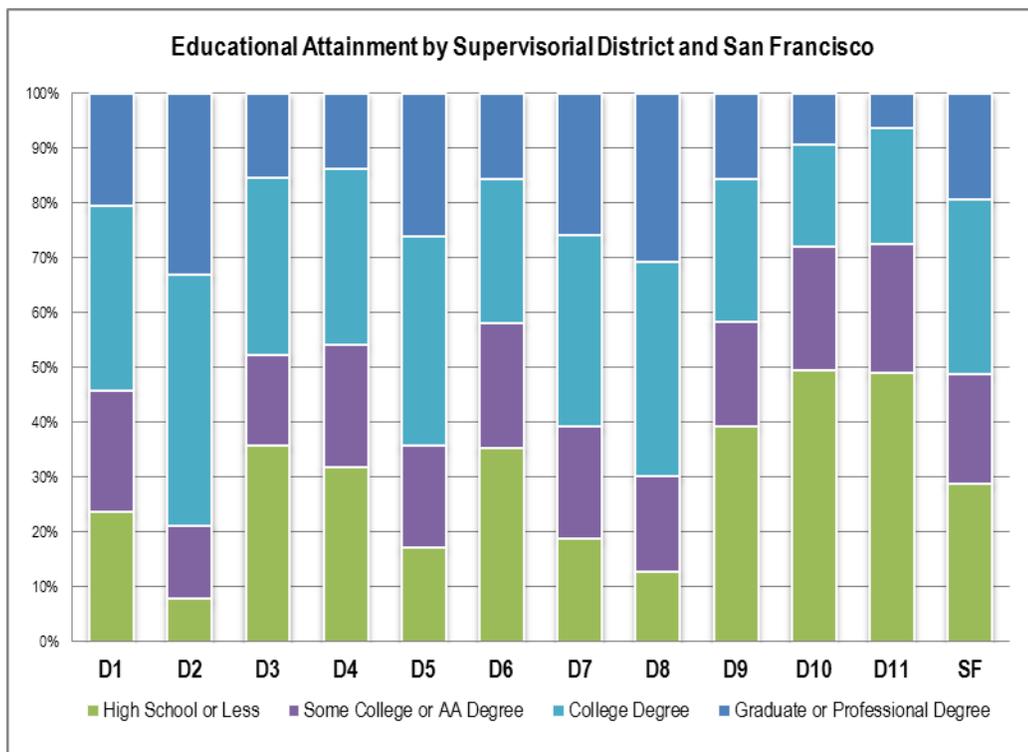
Language isolation is most prevalent in District 3 where 24% of all households do not speak English “very well.” Most of these households are Asian speaking households as 66% are so disadvantaged. Only 3% of District 8 and 4% of District 2 households are isolated by language spoken.



Educational Attainment

San Franciscans are better educated than ever, according to the 2005-2009 ACS. Over half of City residents 25 years and older report having a Bachelor's degree or higher, up from 45% in 2000; this includes 19% with graduate or other professional degrees (growing from 16% in 2000). Those with high school degrees or less declined from 33% to 29%.

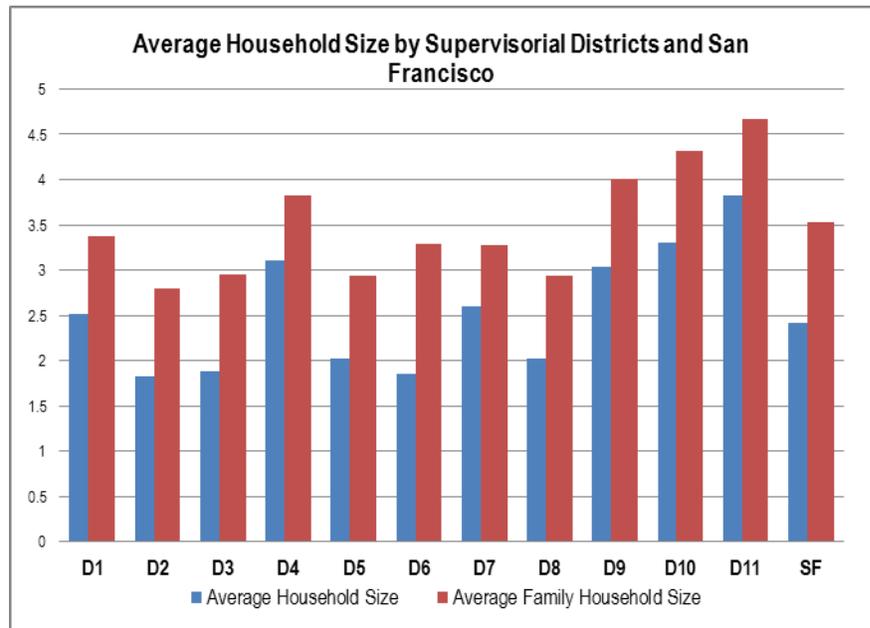
District 2 is the most educated with 79% of its residents 25 years and older holding a bachelor's degree or higher, including 33% who have a graduate or professional degree. Districts 8 and 5 follow with 70% and 64%, respectively; these shares also include 31% and 26% with graduate or professional degrees. On the other hand, Districts 10 and 11 trail with about 28% of residents 25 years and older having earned a bachelor's degree or higher; half have high school diplomas or less.



HOUSEHOLDS AND INCOMES

The five-year ACS estimated 324,200 households in San Francisco.² Even as the estimated number of family households decreased by approximately 9%, it is at 44% of all households citywide and is practically unchanged from 2000. About 18% of all San Francisco households are family households with children. The numbers of single persons living alone has also grown and this non-family household type is estimated to make up about 39% of all households in San Francisco. Overall, Citywide average household size is 2.4 persons, an increase from 2.3 in 2000. Average family household size is 3.5 persons per family household citywide, up from 3.4 ten years ago.³

District 11 has the most family households (71%), including 34% with children; Districts 4 and 10 follow with 66% and 65% respectively, including 28% and 34% family households with children. On the other end of the spectrum, District 6 is mostly non-family households (75%), of which 60% are single-person households. Similarly, Districts 2 and 3 also have a large number of single-person households (55% and 54%, respectively). Larger households can be found in District 11 where the average household size is 3.8 persons per household. Two other districts have relatively larger households: District 10 (3.3) and District 9 (3.0). District 11 also has the largest average family household size at 4.7 per household, and again followed by District 10 with 4.3 and District 9 with 4.0. District 2 has the smallest average household size at 1.8; it is followed by Districts 6 and 3, both averaging 1.9 persons per household.



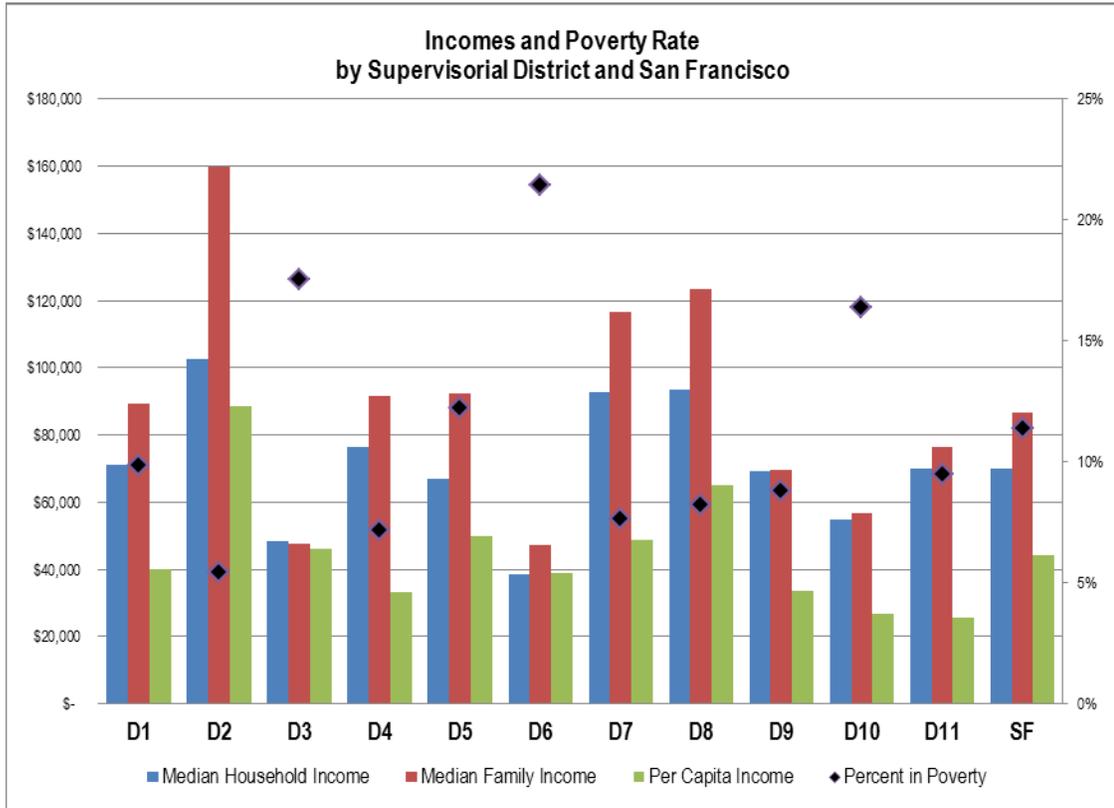
Citywide median household income is estimated at \$70,120, an increase from \$55,220 in 2000. However, if adjusted for inflation, median household income has remained relatively flat. **Median family household income is \$86,670**, up from \$63,545 in 2000; adjusted for inflation however, median family income is also virtually unchanged from 2000.

With a median household income of \$102,440, District 2 is the most affluent in the City; Districts 8 and 7 follow with \$93,580 and \$92,770 respectively. The lowest household median income estimated by the

² This estimate is much lower than what we believe is the actual number of households in the City. In 2008, San Francisco successfully challenged the Census Bureau's population estimate for the City. While the City's population was adjusted for the American Community Survey – an addition of some 45,000 from its 2007 to 2008 count – the number of households did not show an accompanying “rapid” population growth. Instead, the significant increase in population seemed to have been “accommodated” within a modest increase in the number of households; with virtually unchanged vacancy rates, this led to larger household sizes.

³ While these increases seem minute – 0.1 – we believe that average household sizes may have remained the same or may even have shrunk over the years. As noted earlier, the ACS estimates for households seem to have simply absorbed the increase in population brought on by the 2008 challenge to the Census Bureau counts into existing households. Better counts are expected when households data from the 2010 Census is released.

2005-2009 ACS is for District 6: \$38,610; Districts 3 and 10 have relatively higher median household incomes at \$48,520 and \$54,950 but these are still lower than the City overall.



Family households in District 2 are also the most affluent with an estimated median family household income of \$159,970 – about 85% higher than the Citywide figure. Districts 7 and 8 are again the second and third most affluent with estimated median family household incomes of \$123,500 and \$116,780, respectively. Similarly, Districts 6, 3 and 10 have the lowest family household median incomes reported: \$47,410, \$47,480 and \$56,810 – all substantially less than the Citywide figure.

Estimated per capita income increased from about \$34,560 to over \$44,370. Once adjusted for inflation, per capita income Citywide decreased slightly by about 1%. The 2005-2009 ACS estimates for per capita incomes shows that Districts 11, 10 and 4 rank the lowest at \$25,490, \$28,880 and \$33,180 respectively. Per capita income is highest in Districts 2 – \$88,540 or double that of the City overall.

The Citywide poverty rate – estimated at 11% – is also unchanged from ten years ago. Poverty rates are highest in Districts 6 (21%), 3 (18%) and 10 (16%). District 2 has the lowest poverty rate (5%); Districts 4 (7%) and 7 and 8 (8%) also have relatively low poverty rates.

SAN FRANCISCO HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that about 358,380 units make up the City's housing stock, an increase of about 3.4% in nine years.⁴

Tenure

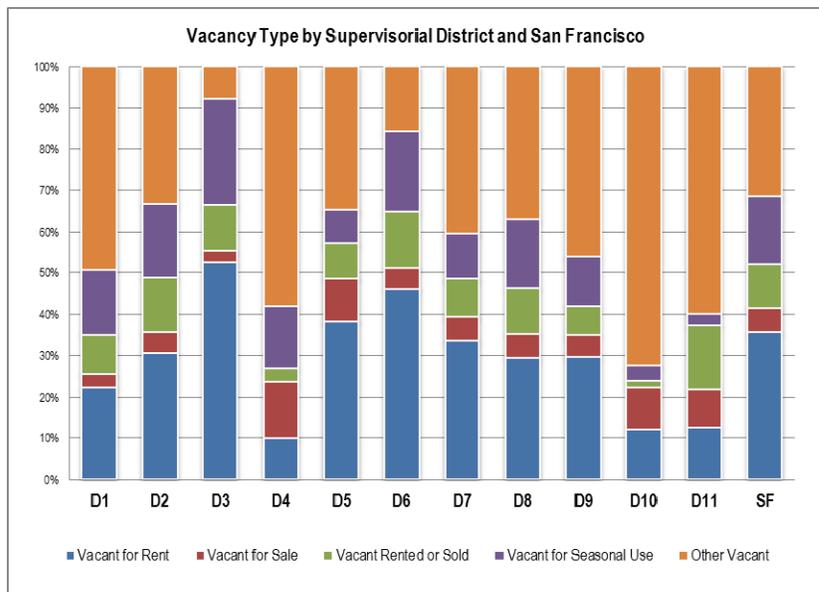
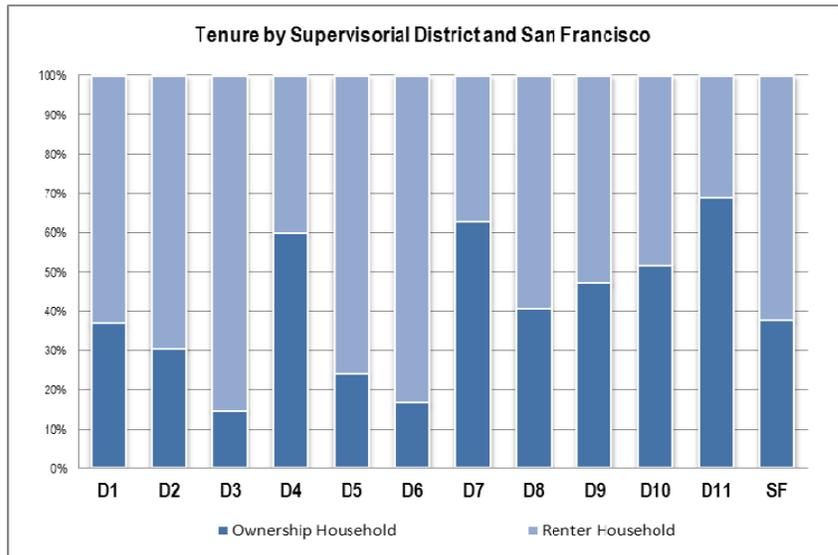
The 2005-2009 ACS estimated ownership rates at 38%, an increase from 35% in 2000. Home-ownership is highest in Districts 11 (69%), 4 (60%) and 10 (52%). Renting households predominate in Districts 6 (86%), 3 (85%), and 5 (76%).

Vacancy

The Census Bureau tallies a unit as vacant if no one was living there at the time of the census or the survey. The Bureau then categorizes the vacancy type: a unit could be vacant because it is for rent or for sale, it has been rented or sold but is not yet occupied, it is for occasional, seasonal/recreational or secondary home use, or it is vacant for "other" reasons.⁵ Conventional understanding of vacancy rates often pertains only to vacant units that are for rent, but sometimes can also include vacant units that are for sale.

According to the 2005-2009 ACS, San Francisco's overall vacancy rate is 10%, or double that in 2000. However, if only those units that are for rent or for sale or have been rented or sold but are not yet occupied are counted, the vacancy rate drops to about 5%.

Unoccupied units that are for seasonal, occasional or recreational use amount to 16% of all vacant units in the City; meanwhile, almost a third (32%) are units vacant for "other" reasons. The Census Bureau does not catalogue what the "Other" reasons are but it could include units that are held off the market or are not in the market (as in the case of



⁴ The Planning Department's 2010 *Housing Inventory*, on the other hand, accounted for an additional 23,650 units built between April 2000 and December 2010 – almost 7% growth.

⁵ One vacancy category – for migrant workers – does not apply to San Francisco.

secondary but not seasonal homes), or are pending settlement of an estate. In more recent times, however, these could include foreclosed homes.

Districts 6 and 3 have significantly higher vacancy rates than the rest of the San Francisco (16% and 14%, respectively). Both districts also have the most units that are vacant for seasonal, occasional or recreational use (26% for District 3 and 19% for District 6).

Districts 10 (7%), 11 and 4 (both 6%) have vacancy rates that are lower than the Citywide figure. However, a majority of unoccupied units in these districts are vacant for “other” reasons. Foreclosures in these districts have been especially high and may account for those vacant units. As noted previously, these three districts also have the highest homeownership rates in the City.

Housing Costs

Despite downturns, housing prices in San Francisco continue to be among the highest in the state and nationwide. As of January 2011, the estimated median sales price for single family homes in the City was \$615,000 and for condominiums, \$652,500. Statewide, the corresponding figures are: \$271,300 and \$236,400 while the national median sales prices are \$170,600 and \$164,200. San Francisco median asking rent for a two bedroom unit was \$3,099.

The most expensive single-family homes can be found in Districts 2 (\$4.5 million median sales price), 5 (\$2.5 million), and 8 (1.2 million). More affordable single-family units for sale, on the other hand, are in Districts 10, 11, and 4 (\$325,000 or less). Median asking rents for a two bedroom unit were highest in Districts 6 and 3 (around \$4,000) and lowest in District 11 (under \$1,800), 4 and 7 (about \$2,000).

Access to Vehicles

Citywide about 29% of all households reported no access to a car, largely due to a high number of renting households that do not own cars. Forty-two percent (42%) of renter households report no car access, compared to 9% of home-owning households.

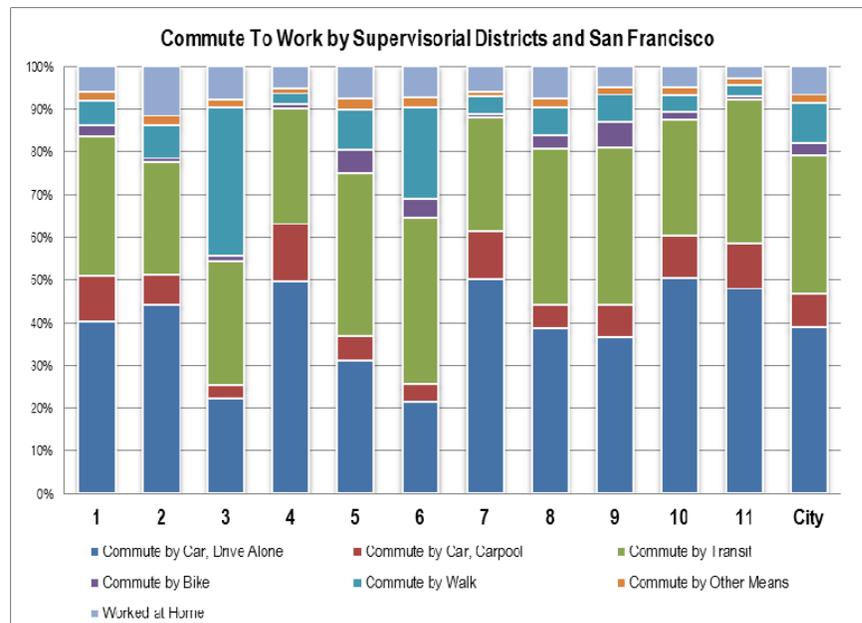
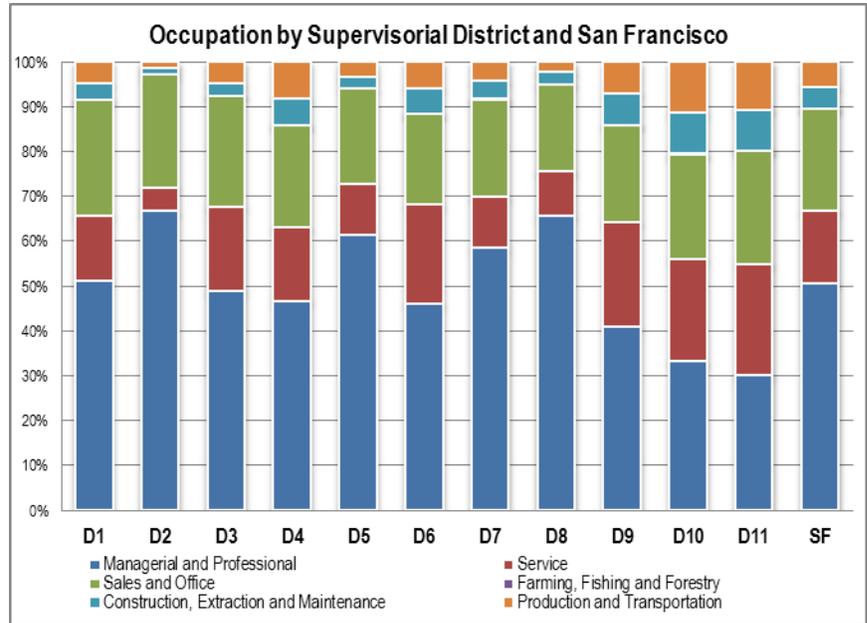
Districts 3 and 6 have the most households that do not own cars (59%); notable in these districts are the numbers of renting households (65% and 68% respectively) that have no access to vehicles. On the other extreme, Districts 7, 11 and 4 households are largely car-owners. For these districts, only 9%, 11% and 13% of households respectively, do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

Half of employed San Francisco residents (51%) work in Managerial and Professional occupations. About 23% work in Sales and in Office occupations, and even fewer work in Service occupations (16%). Only 10% work in Production, Construction and related fields. The 2005-2009 ACS estimated unemployment rate at 7%. Approximately 76% of all residents reported working in the City of San Francisco, about the same as 2000 when 77% reported living and working in the City.

The 2005-2009 ACS estimated that 47% of employed San Franciscans commute by car while 32% use transit – a shift from 2000 when 52% drove and 31% took a public transportation. The numbers who work from home have grown (7%, up from 5% in 2000). Those who biked to work increased – from 1% to 2%. The numbers who walked also grew, from 9% to 10%.

Citywide, vehicles per capita decreased from .49 to .46 vehicles per person. The advent of car-sharing services and the increase in alternative commute modes may have encouraged less dependence on car ownership.



District 1

District 1, in the northwestern corner of San Francisco, covers the Richmond District as well as the Vista del Mar and Lone Mountain neighborhoods. Golden Gate Park and the Farallon Islands are also within District 1 boundaries.

It is generally a stable, middle-class area that saw few changes since the last Census in 2000. There was a slight decline in population and the district remains largely White and Asian. District 1 closely matches citywide averages for household composition, education, income, and employment.

The 2005-2009 American Community Survey also shows the following changes in District 1:

- An increase in the Latino population;
- Growth in the number of very young children and in adults 35 to 59 years old;
- More family households with children;
- Substantially more households with no vehicle available; and
- A decline in car use to work as other commute modes increased slightly.

DEMOGRAPHICS

The total population of District 1 decreased slightly from about 76,280 down to 74,950 people. District 1 represents about 9% of the City's total population. According to the 2005-2009 ACS, an estimated 53% of District 1 residents are female; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

District 1 remains predominately White and Asian. This racial composition is essentially unchanged from 2000 with 48% of residents reporting White and 42% Asian; another 7% reported Other/Multiple Race, and only 2% are Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 1 increased to 7% of the population in 2010; in 2000, they made up just 5% of the district population. Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total district population. Fifteen percent (15%) of San Francisco's population are Latin/Hispanic origin.

Age

Age distribution in District 1 does not differ greatly from the City's. **The number of young children four years and under grew from 3% to 5% of District 1 population; meanwhile, the number of children 5 to 17 remained at about 10%.** With this increase, however, children under 18 now represent approximately 15% of the district population, up from 13% in 2000. Young adults 18 to 34 years old decreased from 33% to 30%, while those 35 to 59 years old increased from 35% to 38%. Those 60 and over remained unchanged at 18% of the district population.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

Thirty-five percent of District 1 residents are foreign born, down from 40% in 2000. The City saw a similar decline; the 2005-2009 ACS estimated that 34% of San Francisco residents are foreign-born, compared to 37% in 2000.

Over half of District 1 households speak English at home (53%), an increase from 50% in 2000. Meanwhile, households speaking Asian languages decreased from 34% in 2000 to 32%. Ten percent of households speak other European languages at home, a decrease from 12% in 2000. Spanish is spoken at home in 4% of district households – unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

Approximately 16% of District 1 households are linguistically isolated, a slight increase from 15% in 2000. An estimated 39% of households that speak an Asian language are linguistically isolated, up from 34% in 2000, while only an estimated 6% of Spanish speaking residents are linguistically isolated, down from 11%.⁶ About 34% of households that speak other European languages are linguistically isolated, the same as 2000. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

Educational Attainment

District 1 residents are slightly more educated than the average San Franciscan. **About 55% of residents 25 years or older are estimated to have a Bachelor's degree or higher, including 21% possessing a graduate degree.** About a quarter (24%) are estimated to have a high school diploma or less. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Of the approximately 30,070 households in District 1, an estimated 52% are family households of related individuals. This proportion is unchanged from 2000. However, households with children increased from 36% to 42% of family households and now represent 22% of all households in District 1 (up from 19% in 2000). Of the non-family households, about 71% are single persons living alone, or 35% of all households in District 1. Citywide, family households represent 44% of all households, of which 41% are estimated to have children (or about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 1 are about the same as citywide averages. Average household size increased from 2.3 persons per household to 2.5, while average family household size increased from 3.2 to 3.4 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

District 1 remains firmly middle class and incomes are stable. Median household income was reported at over \$71,200 and median family incomes at about \$89,240. Adjusted for inflation, these estimates are

⁶ Margins of error for language isolation in District 1 are large, except for Asian-speaking households.

generally unchanged from 2000.⁷ District 1 incomes are at about Citywide median incomes: household median income was estimated at just over \$70,120 and median family income at \$86,670. Per capita income in District 1, estimated at \$40,010, is also stable. At \$44,370, Citywide per capita income is higher than that estimated for District 1.

Despite the stability in estimates of median incomes, there is a slight increase in the poverty rate in District 1: from 8% in 2000 to 10% in the 2005-2009 ACS estimate. However, this is below the 11% citywide rate of poverty.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 32,770 housing units in District 1, or 9% of housing citywide.

Tenure

Ownership rate in District 1 generally matches the Citywide figure. Ownership rate is estimated at 37%, an increase from 34% in 2000. An estimated 38% of San Francisco households are homeowners.

Vacancy

According to the 2005-2009 ACS, **an estimated 8% of housing units in District 1 were reported vacant**, up from 4% in 2000. Half of the vacant units were in the process of being rented or sold and the other half is estimated to be vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons. The 2005-2009 ACS attributed much of the increase in vacancies in District 1 to “other reasons.”

Housing Costs

Single family homes in District 1 are, on average, more expensive; condominiums and rentals, on the other hand, are selling or renting for less than the Citywide average. As of January 2011, estimated median sales price for single family homes in District 1 was \$950,000 and \$577,500 for condominiums. Median rent for a two-bedroom unit in District 1 was estimated at \$2,211. In comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 21% of households in District 1 reported not having a car available, a substantial increase from 2000 when only 12% reported no car access. Twelve percent (12%) of home-owning households and 27% of renter households are estimated to not have a vehicle available at home. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

⁷ Margins of error for income can be large, making comparisons problematic.

About half (51%) of District 1 employed residents work in managerial and professional occupations, with the rest working in sales and office (26%), services (15%), and production or construction related occupations (9%). This generally matches the occupational breakdown citywide. About the same amount work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Franciscans are estimated to work in the City, about the same as 2000 when 77% reported living and working in the City.

At almost 7%, District 1 has an unemployment rate on par with that of San Francisco.

Car use remains the dominant mode of travel to work for employed residents of District 1.

Commuting to work by car, however, decreased from 55% in 2000 to 51%. Use of public transit, meanwhile, remained about the same, accounting for approximately one-third of work trips. The 2005-2009 ACS also estimated that the number of those walking to work also remained the same at 6%, while those working from home increased from 5% to 6%. Both the use of motorcycles and biking to work also increased slightly from 1% to 2% respectively.

Compared to the City as a whole, District 1 commuters generally travel by car more and by other modes about the same or less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

There appears to be a decline in vehicle per capita in District 1. Estimates of vehicles per capita show a reduction from .54 to .48 vehicles per person. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home, may partly explain citywide trends.

District 2

District 2 is comprised of several neighborhoods including the Marina, Cow Hollow, Pacific Heights, the Presidio, Presidio Heights, Seacliff, Jordan Park, Laurel Heights, and portions of the Inner Richmond and Russian Hill. It is a stable area with little growth and few changes since 2000. The area remains predominately White, highly educated, and relatively affluent.

The 2005-2009 American Community Survey (ACS) showed the following changes within District 2:

- Growth in the number of children;
- Additional households with children;
- A substantial increase in households with no vehicle available;
- Decline in car and transit use, while working from home increased.

DEMOGRAPHICS

The total population of District 2 increased slightly from just over 61,080 in 2000 to about 61,670 in 2010. About 54% of District 2 residents are female; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

District 2 remains predominately White. Its racial composition remained essentially unchanged with an estimated 80% of residents reporting White and 13% Asian; another 5% are Other/Multiple Race, and only 1% Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 2 increased from 4% of the population in 2000 to 6% in 2010. Persons of Latin/Hispanic origin can be of any race and continue to represent a small portion of District 2 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

The number of young children four years old and under increased from 3% to 6% of the population while the number of children 5 to 17 years old increased slightly to 6%. Due to this increase, children now represent almost 12% of the population, up from 9% in 2000. Young adults 18 to 34 years old decreased from 39% to 35%. Those 35 to 59 years old represented 35%, unchanged from 2000; those 60 and over, meanwhile, increased from 17% to 19% of the population.

In comparison, 5% of the citywide population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 years old represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

An estimated 16% of District 2 residents are foreign-born, a slight decrease from 17% in 2000. The City overall also saw a similar decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, down from 37% in 2000.

The majority of District 2 households speak English at home – 83% or up from 80% in 2000. Spanish is spoken at home by 4% of District 2 households (a slight increase from 3% in 2000), while District 2 households speaking Asian languages decreased from 7% to 6%. Seven percent of households speak other European languages at home, a decrease from 8% in 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home and 6% speak other European languages.

Only 4% of District 2 households are estimated to be linguistically isolated, the same as in 2000. An estimated 27% of households that speak an Asian language are linguistically isolated (up from 26% in 2000); in Spanish speaking households, 12% are linguistically isolated (up from 8% in 2000). About 15% of households that speak other European languages are linguistically isolated (down from 16% in 2000). In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

Educational Attainment

District 2 residents are among the most highly educated in the City. Nearly 80% of District 2 residents 25 years and older are estimated to have a Bachelor's degree or higher, including 33% possessing a graduate degree. Only 8% of District 2 residents 25 years and older have a high school diploma or less. Citywide, just over 50% of residents 25 and older are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOME

Of the approximately 33,800 households in District 2, an estimated 68% are non-family households; 32% are family households of related individuals. Over 80% of non-family households are single persons living alone, an estimated 55% of all households in District 2. Although total non-family households decreased 6% since 2000, the number of single person households remained unchanged. The number of family households in District 2 remained about the same. Households with children however, increased from 30% to 36% of family households and now represent 11% of all households. Citywide, family households represent 44% of all households; 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Average household size in District 2 remained low at 1.8 persons per household versus 2.4 persons citywide. Average family household size in the district, on the other hand, increased from 2.6 to 2.8 persons per household. Citywide, the average family household size is 3.5 persons.

District 2 remains an affluent area. Median household income was estimated at over \$102,440 and median family incomes at nearly \$160,000. Household median income for the City was estimated at just over \$70,120 and median family income at \$86,670.

Per capita income for District 2 is estimated to be \$88,540. Although if adjusted for inflation, this estimate is 13% lower than that reported in 2000, per capita income for District 2 is double that estimated for the City overall (\$44,370).

The relative wealth of District 2 is also reflected in a poverty rate that remained low at 5%, compared to 11% citywide.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 37,960 housing units in District 2, or about 10% of housing citywide.

Tenure

Ownership rates in District 2 increased but remained below the citywide average – from 27% in 2000 to 30%. By contrast, the citywide homeownership rate is 38%.

Vacancy

According to the 2005-2009 ACS, an estimated 11% of housing units in District 2 are reported vacant, up from 7% in 2000. About half of all vacant units were in the process of being rented or sold, 18% were vacant due to occasional use, and 33% were reported vacant for other reasons. The 2005-2009 ACS attributed much of the increase in vacancies in District 2 to “other reasons.”

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.⁸

Housing Costs

Housing costs in District 2 remain the highest in the City. As of January 2011, estimated median sales price for single family homes was over \$4.5 million and \$875,000 for condominiums. Median rent for a two bedroom unit was estimated at \$3,704. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 21% of District 2 households reported not having a car available, a substantial increase from 2000 when only 12% reported no car access. This includes 9% of home-owning households and 26% of renter households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

Estimates of vehicles per capita show a reduction from .68 to .60 vehicles per person in District 2. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person.

EMPLOYMENT AND COMMUTE TO WORK

Approximately two-thirds (67%) of employed residents in District 2 work in higher paying managerial and professional occupations, with the rest working mostly in sales and office occupations (25%) and services (5%). By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At 4%, District 2 has a lower unemployment rate than San Francisco (just under 7%).

⁸ Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

Car use remains the predominant mode of travel to work for employed District 2 residents.

Commuting to work by car however, decreased from 55% in 2000 to 51%; commuting by transit also decreased from 29% to 26% of work trips. The number of employed residents working from home however, increased substantially from 7% to 12%. An estimated 8% walked to work and 1% biked; in 2000 about 7% walked and 1% biked. Compared to the City as a whole, District 2 commuters generally travel by car more and less by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

District 3

District 3 is in the northeast corner of San Francisco. It is comprised of several diverse neighborhoods including North Beach, Chinatown, Telegraph Hill, Nob Hill, Fisherman's Wharf, Golden Gateway, the Financial District, and portions of Russian Hill. District 3 is densely populated and is largely renters.

District 3 saw a 2% decline in population. The district's two main racial groups, Whites and Asian, dropped in numbers; there was also a slight shift in ethnic composition.

Other changes recorded by the 2005-2009 American Community Survey within District 3 include:

- The number of families with children declined sharply;
- A decrease in single-person households;
- Increased educational attainment;
- Higher housing vacancy rates;
- Car use for journey to work declined.

DEMOGRAPHICS

The total population of District 3 dropped about 2%, from approximately 71,030 to about 69,890 people. The 2005-2009 ACS estimated that 49% of District 3 residents are female; this is the same as the Citywide share.

Race and Latin/Hispanic Origin

The number of Asians and Whites, the two main racial groups in District 3, decreased between 2000 and 2010. However, the decline was more pronounced among Asians (a drop of 6%) than among Whites (1% less). Whites now represent 47% of the district population, up from 46% in 2000; Asians are 45% of the district population, down from 47% in 2000. Four percent of District 3 residents declared "Other/Multiple Race" and 2% are Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Persons of Latin/Hispanic origin in District 3 grew from 4% in 2000 to 7% in 2010. Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total District 3 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

The 2005-2009 ACS showed significant decline in the number of children in District 3. This drop seems especially pronounced among children 5 to 17 years of age, where the estimates the number has shrunk by 19%.⁹ Despite the overall drop in population, the proportional share of various age groups remained unchanged from 2000: children now represent approximately 8% of the population (down from 9%); young

⁹ The margins of error for age groups in District 3 are problematic but until full 2010 Census data are released, the American Community Survey statistics are the most "official" figures available.

adults 18 to 34 years old are stable at 32%; 35 to 59 year old residents represented 34%; and those 60 and over, 25%. In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

Forty-three percent (43%) of District 3 residents are foreign born. This is 5% less than in 2000, when 45% were foreign born. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Half (50%) of District 3 households speak English at home, about the same as in 2000 (49%). An Asian or Pacific Island language is spoken in another 40% of District 3 households; Spanish is spoken in 4%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

Approximately 34% of all District 3 households are linguistically isolated, about the same as in 2000. An estimated 66% of households that speak an Asian or Pacific Island language are linguistically isolated, also unchanged from 2000.¹⁰ In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

District 3 residents are more educated than in 2000. About 47% of District 3 residents 25 years and older are estimated to have a Bachelor's degree or higher, up from 43% in 2000; this includes 15% with graduate or professional degrees. Thirty-six percent have a high school diploma or less (down from 39% in 2000). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOME

Of the approximately 36,030 households in District 3, an estimated 67% are non-family households while 33% are family households of related individuals.

While the numbers of all types of households have fallen in District 3, households with children declined the most, dropping 13% from 2000. About 82% of non-family households in District 3 are single persons living alone, or 54% of all households in the district. Households with children continue to represent about half of family households, or 27% of all households. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Overall, average household size in District 3 remained relatively low at 1.9 persons per household. Average family household size increased slightly from 2.9 to 3.0 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

District 3 incomes are stable and remain lower than Citywide median incomes. Median household income was reported at \$48,520 and median family income just over \$47,450. Adjusted for inflation, this is about the same amount as in 2000. Citywide household median income was estimated at just over \$70,120 and median family income is at \$86,670. On the other hand, estimated per capita income for District 3 is \$45,900 and is higher than citywide per capita income of \$44,400.

¹⁰ Margins of error for language isolation in Spanish-speaking households, as well as other languages, are too large to be meaningful.

There was a significant increase in the poverty rate in District 3: from 14% in 2000 to 18% in the 2005-2009 ACS estimate. However, this is below the 11% citywide rate of poverty.

HOUSING CHARACTERISTICS

There are about 43,970 units in District 3, representing 12% of Citywide total.¹¹ About 1,300 new units were added or about 3% growth in 10 years.

Tenure

The proportion of renting households in District 3 decreased from 87% to 85%. This is still higher than the estimated 62% Citywide.

Vacancy

According to the 2005-2009 ACS, an estimated 14% of housing units were reported vacant, up from 9% in 2000.¹² Two of three units (67%) were in the process of being rented or sold, or have been rented or sold and awaiting occupation, 26% were vacant due to occasional use, and 8% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.¹³

Housing Costs

Median housing prices are generally lower in District 3 than Citywide. As of January 2011, the estimated median sales price for single family homes was \$640,000 and \$650,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$3,985. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 59% of households in District 3 reported not having a car available, up substantially from 2000 when only 47% reported no access to a car. This represents 24% of home-owning households and 65% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

An estimated 49% of District 3 employed residents work in managerial and professional occupations, up slightly from 47% in 2000. About 25% work in sales and office occupations and 19% work in service occupations. By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while

¹¹ Housing units count from Census 2010 data; the ACS 2005-2009 estimate showed an unlikely drop.

¹² Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

¹³ Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

District 3 has the same unemployment rate as San Francisco overall, at about 7%.

Car use as mode of travel to work for District 3 employed residents decreased from 29% in 2000 to 25%. Commuting by transit also decreased from 31% to 29% of work trips. All other modes show slight increases, except biking which decreased from 2% to 1%. The number of people working from home increased from 5% to 8%. Compared to the City as a whole, District 3 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

District 3 vehicle per capita decreased from .31 to .27. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends

District 4

District 4 is in the westernmost part of San Francisco, west of 19th Avenue and immediately south of Golden Gate Park. It encompasses the Sunset, Inner Sunset, and Parkside neighborhoods.

District 4 is predominantly residential with mostly single-family homes. It is generally stable and saw modest growth over the past decade. The area is also home to a large Asian American community, which also makes up the largest ethnic group in the district. It is a district of families, especially families with children.

The 2005-2009 American Community Survey also noted the following changes in District 4:

- A substantial increase in the population in all age groups, except children 5-17 years of age;
- An increase in family household size;
- Higher educational attainment ; and
- An increase in the number of households reporting no ownership of a car increased for both homeowners and renters.

DEMOGRAPHICS

The total population of District 4 increased from to 71,600 people or just over 1% from 2000. This represents about 9% of the City's total population. According to the 2005-2009 ACS, a full half of District 4 residents are female; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

The number of Asians in District 4 increased substantially. Asians now represent 56% of the population, up from 54%. Whites represent 38% of the population, and their numbers are not significantly different from the 40% share in 2000. Those reporting race as Other or Multiple Race decreased slightly from 5% to 4% of the population during the same period. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

The numbers of Latinos make up less than 5% of the population of District 10. Persons of Latin/Hispanic origin can be of any race and continue to represent a relatively small portion of the total district population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

The number of young children four years and under in District 4 increased slightly from 4% to 5% of the population, representing a growth of 25%. The number of children aged 5 to 17 years, however, remained unchanged as did its proportion (12%). Young adults 18 to 34 years old also dropped slightly and now comprise 23% of the population, down from 26% in 2000. Older adults aged 35-59 saw their share increase slightly, from 36% to 37%. The number of those 60 and over also increased: from 22% to 23%.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

The proportion of foreign born residents in District 4 at about 47% of the population is unchanged from 2000. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Asian languages were most commonly spoken at home in District 4 (48% all households). About 40% of district households speak English at home, the same proportion as in 2000. Spanish is spoken at home by 3% of District 4 households and is unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 17% of all District 4 households are linguistically isolated. Of households that speak an Asian language, an estimated 34% are linguistically isolated. The corresponding figure for households that speak a European language than English or Spanish is 24%, and that for Spanish speaking households is 10%. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

Educational attainment increased for District 4 residents over 25 years old, as was the case for most districts in the City. In 2000, 27% had a Bachelor's degree or higher, but by the 2005-2009 ACS, this increased to 32%. This includes an estimated 14% who have a graduate or other professional degree, up slightly from 12% in 2000. 32% have a high school diploma or less.

Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree. Twenty-nine percent (29%) of San Franciscans 25 years or older have a high school diploma or less

HOUSEHOLDS AND INCOME

Of the approximately 23,700 households in District 4, an estimated 66% are family households of related individuals and 34% are non-family households. Total non-family households nevertheless decreased 9% since 2000. Family households in District 4 remained largely constant as did the number of households with children. Forty-two percent (42%) of family households had children living at home. About 70% of non-family households are single persons living alone. The number of single person households remained largely the same and make up 24% of all households in District 4. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 4 are generally larger than those of the City as a whole. Average household size increased to 3.1 persons per household (up from 2.8), while average family household size increased from 3.5 to 3.8 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

District 4 median household income was reported at \$76,390 and median family income at \$91,430. Adjusted for inflation, these are not statistically significantly different from 2000 incomes. By comparison, Citywide household median income was estimated at about \$70,120 and median family income at \$86,670.

Similarly, if the estimated \$33,200 per capita income for District 4 is adjusted for inflation, there appears to be a slight decrease but is not statistically different from 2000. At just over \$44,000, however, the Citywide per capita income was also substantially higher than District 4.

The poverty rate in District 4 decreased from 8% to 7%, and is substantially lower than the 11% rate citywide.

HOUSING CHARACTERISTICS

About 27,000 housing units are in District 4, or 7% of housing citywide.¹⁴ Some 1,200 new units were constructed during the past decade, or an increase of about 5%, in line with the citywide growth rate of 6% over 2000 levels.

Tenure

Ownership rates in District 4 remains high. The split between ownership and renter households remained constant, at 60% home-owning households to 40% renting households. By contrast, the citywide homeownership rate is 38%, up from 35% in 2000.

Vacancy

According to the 2005-2009 ACS, an estimated 6% of housing units were reported vacant, up from 3% in 2000.¹⁵ About 24% of vacant units were in the process of being rented or sold, 15% were vacant due to occasional use, and 58% were reported vacant for other reasons.

Overall, vacancies in District 4 are slightly lower than the reported citywide vacancy rates. By comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.¹⁶

Housing Costs

District 4, consisting mostly of single family housing, is in the middle range of affordability. As of January 2011, median sales prices for single family homes in District 4 were estimated at \$619,000 and \$325,000 for condominiums. Median asking rent for a two bedroom unit was \$2,023. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 13% of District 4 households reported not having a car available, a substantial increase from 2000 when only 6% reported no access to a car. Ten percent (10%) of home-owning households and 19% of renter households in District 4 do not own a car. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

¹⁴ Housing units count from Census 2010 data; the ACS 2005-2009 estimate showed an unlikely drop.

¹⁵ Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

¹⁶ Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

EMPLOYMENT AND COMMUTE TO WORK

Managerial and professional occupations continued to increase as employment in sales and office related fields declined. Approximately 47% of District 4 employed residents work in managerial and professional occupations, an increase from 43% in 2000. About 16% worked in service occupations, and 23% in sales and office. For services occupation, this represents an increase from 14%, but for office this represents a decline from 29%. Employment in all other sectors is not significantly different than in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At just under 7%, District 4 is at par with the unemployment rate for San Francisco.

Car use remains the predominant mode of travel to work for employed residents of District 4. This is unchanged from 2000. Most other modes showed no changes. The number of people working from home, however, increased from 3% to 5%.

Compared to the City as a whole, District 4 commuters travel by car more and transit (along with other modes of transport) less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

The number of vehicles per capita decreased slightly, from .54 to .50, a drop of 7 percent. This may at least in part explained by larger average household sizes in the district. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

District 5

District 5 is comprised of diverse neighborhoods including the Haight-Ashbury, Lower Haight, Western Addition, Fillmore, Japantown, Lower Pacific Heights, and North of the Panhandle. District 5 also covers parts of the following neighborhoods: Hayes Valley, Ashbury Heights, UCSF, and Inner Sunset. It is a district of renters in mostly multi-unit structures and smaller households.

District 5's total population has grown slightly. This change, moreover, is accompanied by a significant shift in the district's racial composition: the numbers of African-Americans are dropping, there is a sizeable addition of new Latino residents and an increase in numbers of White residents.

The 2005-2009 American Community Survey also shows the following changes in District 5:

- Single person households increased as non-family household decreased. Family households and households with children remained stable;
- Increased educational attainment;
- Per capita incomes remained fairly static.
- Housing ownership levels increased, while the number of renters decreased;
- Households reporting no vehicles available increased significantly for both renters and for owners;
- Commuting by car declined in the district, while who walked and worked from home increased.

DEMOGRAPHICS

The population of District 5 increased from about 69,260 to 70,650, or about 2% growth. This represents about 9% of the City's total population. About 51% percent of District 5 are women; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

The number of Whites in District 5 increased while the African American population declined; other racial groups remained fairly stable. Whites increased from 62% in 2000 to 63% in 2010. African Americans dropped from 15% of the population in 2000 to 11% in 2010. Asians are about 18% of the population (up from 16% in 2000), and people reporting Other or Multiple Race increased from 7% to 8%. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

The numbers of persons of Latin/Hispanic origin in District 5 have grown substantially –from 5% in 2000 to 8% in 2010. Persons of Latin/Hispanic origin can be of any race and continue to represent a growing portion of the total district population in District 5. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

According to the 2005-2009 American Community Survey, the number of young children four years and under increased significantly from 4% to 5% of total district population. The percentage of children 5-17,

however, decreased from 6% to 5. The proportion of children under 18 years old thus remain unchanged at about 9% of District 5's population.

Young adults 18 to 34 years old decreased significantly from 43% to 37%. Residents 35 to 59 years old, however, increased to 36% of the population (up from 32% in 2000), while those 60 years old and over increased from 15% to 17% of district population.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

Twenty-two percent of District 5 residents are foreign born. This is about the same as in 2000. The City overall saw a slight decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

The share of different languages spoken in District 5 homes remained unchanged since 2000. Households reporting "English only" was at 74%; "Spanish only," 6%, "Asian/Pacific Islander" languages, 11%; and "Other" languages, 9%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

According to the 2005-2009 ACS, 9% of all households in District 5 are considered linguistically isolated. This includes 9% Spanish speaking households and 44% Asian language speaking households. By comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

District 5 residents are better educated than in the previous census. An estimated 64% of residents over 25 years old report a Bachelor's degree or higher, up from 57% in 2000. Those reporting graduate or other professional degrees also increased from 21% to 26%. Educational attainment in District 5 exceeds the citywide figures of just over 50% reporting Bachelor's degrees or higher, including 19% reporting a graduate degree. Twenty-nine percent of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Of the approximately 38,000 households in District 5, an estimated 67% are non-family households. Thirty-three percent are family households of related individuals, including 32% with children (about 11% of all district households). About 49% of non-family households are single persons living alone, or nearly half of all households in District 5. Total non-family households have decreased by 6% since 2000, while single person households have increased by 8%. The percentage of households with children remained unchanged in District 5.

Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Overall, average household size in District 5 remained relatively low at 2.0 person per household versus 2.4 persons Citywide. Average family household size increased slightly to 2.9 persons per household; this is less than the Citywide average of 3.5 persons per family household.

District 5 incomes remained flat over the years. Median household income for District 5 was estimated at \$66,885 and median family income was \$92,420. These are essentially the same levels as incomes in the 2000 Census adjusted for inflation. By comparison, median household income in District 5 is lower than the Citywide median of just over \$70,120 while the median family household is higher than the Citywide median of \$86,670.

Estimated per capita income for District 5 rose to \$49,708. This represents a 4% increase from 2000 if adjusted for inflation. At just over \$44,400, citywide per capita income is lower than that estimated for District 5.

The poverty rate for District 5 stayed essentially flat, falling from 13% to 12%, coming in close to the citywide estimate of 11%.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 36,450 housing units in District 5, or about 10% of housing citywide. This represents a 3% increase since 2000.

Tenure

Over three-quarters of District 5 households are renters (76%). However, ownership rates increased in District 5 from 20% in 2000 to an estimated 24%. By comparison, an estimated 38% of San Francisco households are homeowners.

Vacancy

According to the 2005-2009 ACS, an estimated 9% of housing units in District 5 were reported vacant, up from 4% in 2000. Well over half of all vacant units were in the process of being rented or sold, 8% were vacant due to occasional use, and 35% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.¹⁷

Housing Costs

Median sales price for single-family housing in District 5 is \$2.5 million or three times the Citywide median sales price. Median sale price for condominiums is \$655,000 and is generally on par with the citywide median (\$652,500). The median asking rent for a two bedroom unit in District 5 is \$2,472 and is lower than the citywide median rent (\$3,099).

Access to Vehicles

An estimated 36% of households in District 5 are reported as not having a car available, a substantial increase from 2000 when 23% had no access to a car. According to the 2005-2009 ACS, 13% of home-owning households and 43% of renting households in District 5 do not own a car. Citywide, an estimated 29% of all households have no access to a car. The 2005-2009 ACS estimated that 42% of renter households and 9% of home-owning households in San Francisco do not own cars.

¹⁷ Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

EMPLOYMENT AND COMMUTE TO WORK

District 5 residents are employed in occupations that essentially remained the same as in 2000. The only significant change is a drop – from 24% to 21% – in “sales and office” occupations. The 2005-2009 ACS estimated that 61% of employed residents in District 5 work in “managerial and professional” occupations, up from 55% in 2000. About 11% work in “service occupations” and 21% in “sales and office.” Employment in “production, transportation and material moving” decreased very slightly from 4% to 3%, while those working in “construction, extraction, maintenance” occupations remained at 3%; together, these “light industrial” occupations employed 6% of District 5 workers.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At just below 6%, District 5 has a lower unemployment rate than San Francisco (7%).

Car use in District 5 has declined as a mode of travel to work. The 2005-2009 ACS estimated that 37% of commute was by car, down from 43% in 2000. Commuting by transit remained essentially the same as 2000 at 38%. All other modes, except for walking which remained flat, increased slightly. An estimated 10% walked to work and 5% biked; in 2000 10% walked and 4% biked. The number of people working from home increased from 5% to 8%.

Compared to the City as a whole, District 5 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita in District 5 decreased from 0.50 to 0.43 cars per person. Citywide, vehicle per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

District 6

District 6 is comprised of a diverse array of neighborhoods including the Tenderloin, South of Market, South Beach, Rincon Hill, Transbay, and Mission Bay. A small, northern portion of the Mission District also falls within the boundaries of District 6.

The area as a whole has seen substantial residential growth over the past decade, mainly in the South of Market, Rincon Hill and Mission Bay areas. A substantial increase in the district's population is due to new housing construction.

The 2005-2009 American Community Survey noted the following changes within District 6:

- Growth in the youngest children under 5 years of age;
- An increase in family household size;
- Higher educational attainment ; and
- A growing number of households – both homeowners and renters – reporting not owning of a car.

DEMOGRAPHICS

The total population of District 6 grew from 74,500 to 94,800 people, a 27% increase. This is the largest change of any district in the City and District 6 is now the most populous with over 12% of all San Franciscans. According to the 2005-2009 ACS, only 41% of District 6 residents are female; by comparison, 49% of all San Franciscans are female

Race and Latin/Hispanic Origin

Overall the racial composition of District 6 is generally not that different from what it was in 2000, with Whites making up 47% of the population, followed by Asians at 28%. The number of Asians in District 6 increased the most but their share is relatively unchanged. The number of Blacks increased slightly, maintaining the 10% share, the same as in 2000. Those reporting race as Other or Multiple decreased from 16% to 14% of the population during the same period. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

The number of Latinos in District 6 also grew. Persons of Latin/Hispanic origin can be of any race and represent 19% of the population, unchanged from 2000. Citywide 15% of the population reported Latin origin.

Age

The number of young children in District 6 four years and under increased slightly from 4% to 5% of the population, representing a growth of 41%. The number of children aged 5 to 17 years, however, remained relatively unchanged and thus as a proportion shrunk to 6%. Both the older adult group of 35 to 59 year olds and seniors 60 and over saw increases of 10% and 17%, respectively and now account for 39% and 17% of the district population.

By comparison, 5% of the City's population are young children four years and under; children 5 to 7 years old represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

The proportion of foreign born residents in District 6 declined slightly, from 41% to 39%. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

About 55% of households in District 6 speak English at home, up from 51% in 2000. Asian languages were spoken at home by the same number of households as in 2000, or 20%. The number of people who indicated speaking Spanish at home, at 17% is also relatively unchanged since 2000.

Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 17% of all District 6 households are linguistically isolated, while an estimated 54% of households that speak an Asian language are linguistically isolated. The corresponding figure for Spanish speaking households is 37%.

In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

Educational attainment in District 6 increased, as was the case for most districts in the City. In 2000 23% of district residents 25 years and older had a Bachelor's degree or higher; by the 2005-2009 ACS, this increased to 36%. An estimated 16% have a graduate or other professional degree, notably higher than 11% in 2000. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOME

A vast majority of District 6 is composed of non-family households, mostly single persons living alone. Of the approximately 23,700 households in District 6, only an estimated 25% are family households of related individuals. Family households in District 6 remained largely constant as did the number of households with children (37%). About 80% of non-family households are single persons living alone, or 60% of all households in District 6. Total non-family households increased by 12% since 2000 and represent 75% of all households in District 6. The number of single person households grew by 14%.

Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Estimated average household size in District 6 is at 1.9 persons per household – substantially smaller than that of the City as a whole (2.4), and virtually unchanged over the decade. Family households averaged 3.3 persons, also unchanged from 2000. By comparison, the estimated citywide average is 2.4 persons per household and 3.5 persons per family household.

District 6 median household income was reported at \$38,610 and median family incomes at \$47,410. If adjusted for inflation, there is no overall change in median incomes since 2000. However, per capita income increased to \$39,050, a change of 21% after adjusting for inflation. Citywide household median

income was estimated at just over \$70,000 and median family income is at \$86,500. At just over \$44,400, citywide per capita income is higher than that estimated for District 6.

Poverty rates in District 6 remained in an estimated 21%, substantially higher than the 11% rate estimated Citywide.

HOUSING CHARACTERISTICS

About 55,500 housing units are in District 6, or 15% of housing citywide.¹⁸

About 15,000 new units were constructed during the past decade, or an increase of about 38%, the highest rate in the city. In comparison, the citywide growth rate was 6% over 2000 levels.

Tenure

Ownership rates nearly doubled in District 6, but remained a small minority. The split between ownership and renter households shifted, to 83% renting households to 17% home-owning households. By contrast, the citywide homeownership rate is 38%, up from 35% in 2000.

Vacancy

According to the 2005-2009 ACS, an estimated 16% of housing units were reported vacant, up from 10% in 2000.¹⁹ Almost two out of three vacant units (64%) were in the process of being rented or sold, or have been rented or sold and awaiting occupation, 19% were vacant due to occasional use, and 16% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.²⁰

Housing Costs

District 6, consisting mostly of multi-unit housing, ranks slightly above the citywide average in terms of affordability. As of January 2011, estimated median sales price for single family homes was \$693,000 and \$665,000 for condominiums. The estimated median asking rent for a two bedroom unit in District 6 was \$4,238, substantially higher than the citywide rate. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099

Access to Vehicles

An estimated 59% of District 6 households reported not having a car available, an increase from 55% in 2000. This represents 14% of home-owning households and 68% of renting households who report no auto access. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

¹⁸ Census 2010 data. ACS 2005-2009 showed an unlikely drop.

¹⁹ Vacancy rates in the ACS data appear to consistently overstate the true vacancy.

²⁰ Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

EMPLOYMENT AND COMMUTE TO WORK

Approximately 46% of District 6 employed residents work in managerial and professional occupations, an increase from 40% in 2000. Another 22% worked in service occupations and 20% in sales and office; for services this share is unchanged, but for office this represents a decline from 29% in 2000. Production-related occupations saw their share drop from 9% to 6%. Employment in all other sectors were not significantly different than in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), Slightly fewer (23%) work in sales and office occupations and in services (16%), while 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At 9%, District 6 has a higher unemployment rate than San Francisco (7%).

Most employed residents in District 6 used transit to get to work (39%) and one in four used a car (25%). The transit share was up slightly from 37% in 2000 while car use is unchanged from ten years ago. District 6 residents are more likely to walk to work than the rest of the City. Their numbers have not changed much but the mode share has dropped from 26% to 21%. District 6 residents who ride a bicycle to work increased from 3% in 2000 to 4%. The number of people working from home increased from 5% to 7%.

Compared to the City as a whole, District 6 commuters walked more, rode public transit more and used the car less. Citywide, commuters travel by car 47% and by transit 32% of the time, 7% work from home; another 10% walked to work and 3% biked to work.

The number of vehicles per capita decreased slightly, from .54 to .50, a drop of 7%. This may at least in part explained by larger average household sizes in the district.

District 7

District 7 covers Twin Peaks, Forest Hill, West Portal, Saint Francis Woods, Miraloma Park, Parkside, Sunnyside, the Stonestown area, Park Merced, Ingleside and portions of the Inner Sunset. It is a diverse area of largely single family homes that includes some affluent areas.

District 7 is mainly middle-class with little growth and few changes since 2000. The area remains largely White and Asian and closely matches citywide averages for household composition, although residents tend to be more educated, have higher incomes, and are more likely to work in managerial occupations.

The 2005-2009 American Community Survey shows the following changes in District 7:

- An increase in households with young children;
- Growth in the numbers of Asians and Latinos;
- Increasing levels of education;
- A growing number of households with no vehicle available; and
- An increase in commuters using transit.

DEMOGRAPHICS

The total population of District 7 increased slightly to 69,330 people, compared to 69,000 in 2000. This represents almost 9% of the City's total population. According to the 2005-2009 ACS, 51% of District 7 residents are female; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

District 7 remains predominately White and Asian. Whites declined slightly from 57% to 55% of the population, whereas Asians increased from 31% to 33%. Another 8% reported Other/Multiple and only 3% Black. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 7 grew from 8% of the population in 2000 to 10% in 2010. Persons of Latin/Hispanic origin can be of any race and represent a growing portion of total District 7 population. Citywide 15% of the population reported Latin origin.

Age

The number of young children four years and under increased from 4% to 5% of District 7's population while the number of children 5 to 17 years old declined from 12% to 11%. Children continue to represent approximately 16% of the population. Young adults 18 to 34 decreased from 25% to 24%, while those 35 to 59 years old increased from 37% to 38%. Those 60 and over increased from 21% to 22% of the population.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

The proportion of foreign born residents in District 7 decreased from 32% to 30% of the population. The City overall saw a similar decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

The majority of District 7 residents speak English at home – 61% or just about the same as in 2000. Spanish spoken at home remained the same at 6% as did those speaking Asian languages at 24%. Nine percent of households speak other European languages at home, also unchanged since 2000. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home and 6% speak other European languages.

The proportion of District 7 residents linguistically isolated remained unchanged at 9%. Linguistic isolation among residents speaking Asian languages decreased from 28% to 26%, while an estimated 6% of Spanish speaking residents are linguistically isolated down from 11%. About 24% of households that speak other European languages are linguistically isolated, up from 18% in 2000. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households, 23% of Spanish speaking households, and 22% of other European speaking language households.

Educational Attainment

Compared to the City, District 7 residents are, on average, more educated. About 61% of residents 25 years and older reported a Bachelor's degree or higher, with 26% possessing a graduate or professional degree. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Of the approximately 26,300 households in District 7, an estimated 58% are family households of related individuals while 42% are non-family households. The number of family households declined slightly from 60% in 2000. Households with children, however, increased from 39% to 41% of family households and now represent 24% of all households, up slightly from 23% in 2000. About 68% of non-family households are single persons living alone, or 28% of all households in District 7. Overall, the proportion of non-family and single person households increased slightly from 2000. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 7 are slightly larger than citywide averages. Average household size increased from 2.4 persons per household to 2.6, while average family household size increased from 3.1 to 3.3 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

District 7 remains a mix of affluent and middle class neighborhoods, with estimated incomes higher than that of the City overall. Median household income was reported at \$92,770 and median family incomes at \$116,780. Adjusted for inflation and considering the margins of error, median incomes in District 7 are relatively stable. By comparison, Citywide household median income was estimated at about \$70,120 and median family income is at \$86,670.

Estimated per capita income in District 7 is \$48,600, higher than the \$44,400 citywide per capita income.

There is a slight increase in the estimated poverty rate for District 7, up from 7% in 2000 to 8% estimated in the 2005-2009 ACS. This remains below the 11% rate citywide.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 28,220 housing units in District 7, or about 8% of housing citywide. More than 630 new units were constructed in the last 10 years, or about a 2% increase, compared to the 3% increase Citywide.

Tenure

Ownership rates in District 7 are much higher than the City. According to the 2005-2009 ACS, ownership rates may have increased from 61% in 2000 to 63%. This far exceeds the citywide homeownership rate of 38%.

Vacancy

According to the 2005-2009 ACS, an estimated 7% of housing units were reported vacant, up from 3% in 2000. About 39% were in the process of being rented or sold, another 9% were rented or sold and not yet occupied, 11% were vacant due to occasional use, and 40% were reported vacant for other reasons.

In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, or have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.²¹

Housing Costs

Sales prices for single family homes are, on average, more expensive in District 7, while condominiums and rentals cost less. As of January 2011, estimated median sales price for single family homes was \$760,000 and \$385,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,126. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 9% of households in District 7 reported not having a car available, an increase from 2000 when 5% reported no car access. This represents 5% of home-owning households and 15% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

An estimated 58% of employed residents in District 7 work in managerial and professional occupations, with the rest working in sales and office (22%), services (11%), and production or construction related occupations (8%). By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%); slightly fewer (23%) work in sales and office occupations, and in services (16%); and 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

²¹ Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

At 5%, District 7 has a lower unemployment rate than San Francisco (just under 7%).

Compared to the City as a whole, District 7 commuters generally travel by car more and by other modes less. Car use remains the predominant mode of travel to work. Commuting to work by car however decreased from 65% in 2000 to 61%, while commuting by transit increased from 24% to 27% of work trips. The number of those walking to work remained the same at 4%, while those working from home increased from 5% to 6%. Biking to work is also unchanged at 4%. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita show a reduction from .63 to .57 vehicles per person in District 7. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

District 8

District 8 is in the center of San Francisco and is comprised of several neighborhoods including the Castro, Eureka Valley, Upper Market, Noe Valley, Duboce Triangle, Diamond Heights, Glen Park, Corona Heights, Buena Vista, Twin Peaks, Mission Dolores, and parts of the Inner Mission.

Total population in District 8 has stayed about the same since 2000. However, the number of Asians has increased while the number of blacks decreased.

The 2005-2009 American Community Survey shows the following changes in District 8:

- More families and families with children;
- A slight increase in female population;
- Higher educational attainment;
- A significant shift from renters to homeownership;
- Decline in car use for work trips while all other modes including transit increased.

DEMOGRAPHICS

The total population of District 8 has remained stable, from 69,678 people in 2000 to 69,236 in 2010. This represents about 8% of the City's total population. According to the 2005-2009 ACS, 45% of District 8 residents are female, an increase from 43% in 2000. This is still significantly lower than the citywide average of 49% female.

Race and Latin/Hispanic Origin

District 8 is predominantly White – 76% of the total population and about the same as in 2000. The number of Asians in District 8 increased by 27% and they now make up 2.8% of the district population. The number of Blacks, meanwhile, declined by 32% – from 4% in 2000 to 3% in 2010. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Although the numbers of Latinos citywide increased, the Latino population in District 8 decreased from 13% to 8%. Persons of Latin/Hispanic origin can be of any race and continue to represent a small portion of the total District 8 population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

The number of young children four years and under increased by 89% and they now make up 5% of the district population. In general, however, the population of District 8 is getting older. Young adults 18 to 34 years old decreased from 35% in 2000 to 25%. Those 35 to 59 years old, however, increased to 46% of the population, up from 44% in 2000; those 60 years old and over also increased from 12% to 14% of the population. In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

Seventeen percent (17%) of District 8 residents are foreign born. This is about the same as in 2000, when 18% were foreign born. The City overall saw a decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

The majority of District 8 residents speak English at home – 77% or just about the same as in 2000. Spanish spoken at home remained the same at 10% as did those speaking Asian languages at 6%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

The proportion of District 8 residents linguistically isolated remained unchanged at 3%. Linguistic isolation among residents speaking Asian languages decreased from 17% to 14%, while an estimated 18% of Spanish speaking residents are linguistically isolated up from 13%. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

District 8 residents are better educated than ever. An estimated 70% report a Bachelor's degree or higher, up from 63% in 2000. Those reporting graduate or other professional degrees also increased from 26% to 31%. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, including 19% who have earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Of the approximately 37,120 households in District 8, an estimated 67% are non-family households while 33% are family households of related individuals. Nevertheless, family households increased from 29% in 2000 to 33%. Households with children continue to represent about 41% of family households, or 13% of all households. About 65% of non-family households are single persons living alone, or 44% of all households in District 8. Total non-family households decreased 5% since 2000, although single person households increased 3%. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 8 are much lower than citywide averages. Average household size increased from 1.9 persons per household to 2.0, while average family household size increased from 2.8 to 2.9 persons per household. This compares to the citywide average of 2.4 persons per household and 3.5 persons per family household.

Median incomes in District 8 increased and are higher than Citywide figures. Median household income was reported at \$93,580 and median family income just about \$123,500. Household median income Citywide was estimated at about \$70,120 and median family income is at \$86,670. The 2005-2009 ACS estimated per capita income for District 8 at \$65,177. By comparison, citywide per capita income at just over \$44,400 is substantially lower than that estimated for District 8.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 39,740 housing units in District 8, or about 11% of housing citywide. About 1,790 new units were added in the last 9 years, an increase of about 5%. By comparison, the City's housing stock grew by just over 3% in the last 9 years.

Tenure

Ownership rates increased in District 8 from 35% in 2000 to 41%. An estimated 38% of San Francisco households are homeowners.

Vacancy

The 2005-2009 ACS estimated that 7% of housing units in District 8 were reported vacant, up from 4% in 2000. About 36% of these were in the process of being rented or sold; 17% were vacant due to occasional use and 37% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.²²

Housing Costs

Median housing prices are generally higher in District 8 than Citywide. As of January 2011, the estimated median sales price for single family homes was \$1,224,500 and \$749,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,699. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 39% of households in District 8 reported not having a car available, almost double the number from 2000 when only 20% reported no access to a car. This represents 8% of home-owning households and 31% of renting households. Citywide, about 29% of all households reported no access to a car. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

An estimated 66% of District 8 employed residents work in managerial and professional occupations, up from only 64% in 2000. About 21% work in service occupations and 19% work in sales and office occupations. By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in Production, Construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

²² Vacancy estimates from 2005-2009 ACS cover a five-year period, which in this case includes a period of higher vacancies during the recession.

District 8 has a lower unemployment rate than San Francisco . Unemployment rate in District 8 is estimated at 5%, compared to 7% for the City overall.

Car use as mode of travel to work for District 8 employed residents decreased from 51% in 2000 to 44%. Commuting by transit increased from 33% to 37% of work trips. All other modes stayed about the same except other which increased from 1% to 2%. The number of people working from home increased from 7% to 8%. Compared to the City as a whole, District 3 commuters generally travel by car less and more by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimate to be commuting by motorcycle; another 7% worked from home.

Vehicle per capita in District 8 decreased from .62 to .56. Citywide, vehicle per capita also decreased, from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends

District 9

District 9 is comprised of the Mission district, Bernal Heights and portions of the Excelsior.

District 9 has changed considerably since the 2000 Census: its population decreased by 5% and was accompanied by a shift in the district's racial and ethnic composition. There was also a noticeable shift in the district's household composition as families, especially families with children, declined and single-person households increased.

The 2005-2009 American Community Survey shows the following changes in District 9:

- A drop in the number of families with children and an increase in single person households;
- Higher educational attainment;
- An increase in per capita income; and
- Decline in car use for work trips while all other modes including transit increased.

DEMOGRAPHICS²³

The total population of District 9 decreased from about 69,350 to 65,670 people. This is a 5% drop even as the city as a whole grew by 3%. District 9 now represents just over 7% of the City's total population. According to the 2005-2009 ACS, 48% of District 9 residents are female; by comparison, 49% of all San Franciscans are female.

Race and Latin/Hispanic Origin

The number of Whites in District 9 increased while those in other racial groups declined. Whites now represent 50% of the population, up from 44% in 2000. Those claiming "Other" or "Multiple" race declined from 29% to 24% of the population during the same period. The number of Asians also declined from 22% to 21%. The number of those reporting Black also declined slightly but remained at 4% of the district's total population. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

The numbers of persons of Latin/Hispanic origin in District 9 substantially decreased by over 5,000 and now represent 39% of the district's population (down from 44% in 2000). Nevertheless, District 9 continues to represent the greatest concentration of Latinos in San Francisco. Persons of Latin/Hispanic origin can be of any race and continue to represent a major portion of total district population. Fifteen percent (15%) of San Francisco's population are of Latin/Hispanic origin.

Age

The 2005-2009 ACS estimated that the number of young children four years and under in District 9 remained about the same, making up 6% of the population. Children 5 to 17 years old, however, decreased by 23%. Children under 17 years old now represent 17% of the population, down from 20% in 2000.

²³ Census 2010 tract splits in District 9 and 10 account for some, but not all, of the change in total population and race.

Young adults 18 to 34 years old in District 9 also dropped from 33% to 30%. Those 35 to 59 years old, however, increased to 37% of the population, up from 34% in 2000. Meanwhile, those 60 years and over increased to 15% of the population (up from 13% in 2000).

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

The proportion of foreign born residents in District 9 decreased substantially from 47% to 39% of the population. The City overall saw a similar, albeit smaller, decline: the 2005-2009 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

About 43% of District 9 households speak English at home, up from only 36% in 2000. Spanish spoken at home decreased from 40% to 33% of district households, while Asian language speaking households decreased to 19% (from 20% in 2000). Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. Another 12% speak Spanish at home.

An estimated 15% of District 9 households are linguistically isolated, the same as in 2000. An estimated 27% of households that speak an Asian language are linguistically isolated down from 28% in 2000, while an estimated 33% of Spanish speaking households are linguistically isolated up from 28%. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

District 9 residents are better educated than ever. About 42% report a Bachelor's degree or higher, up from 31% in 2000. Those reporting graduate or other professional degrees also increased from 10% to 16%. Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Despite a 9% drop in the number of family households in District 9, households of related individuals still make up an estimated 53% of all households. Households with children continue to represent about half of family households, or 27% of all households. Citywide, family households represent only 44% of all households, 41% of which are estimated to have children (about 18% of all households).

Total non-family households in District 9 increased by an estimated 17% since 2000, while single person households increased 21%. About 58% of non-family households are single persons living alone, or 28% of all households in District 9. By contrast, single-person households account for 41% of all San Francisco households.

Average household size in District 9 remained relatively high at 3.0 persons per household versus 2.4 persons citywide. Average family household size however, decreased from 4.2 to 4.0 persons per household versus 3.5 persons per family household citywide.

District 9 incomes appear to be stable and are lower than Citywide medians. Median household income was reported at \$69,200 and median family income just over \$69,400. Adjusted for inflation, this is about the same amount as in 2000. By comparison, Citywide household median income was estimated at about \$70,120 and median family income is at \$86,670.

Estimated per capita income, however, increased from \$28,060 to about \$33,520, or a 19% increase when adjusted for inflation. At just over \$44,000, citywide per capita income was also higher than District 9.

Growing prosperity among District 9 residents, moreover, is evident in the decrease in poverty rates from 13% to 9%, lower than the 11% citywide estimate.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 23,310 housing units in District 9, over 6% of the Citywide total. About 940 net new units were added in the last 9 years, an increase of about 4%. By comparison, the City's housing stock grew by just over 3% over the last 9 years.

Tenure

Ownership rates increased in District 9 from 42% to 47%. An estimated 38% of San Francisco households are homeowners.

Vacancy

The 2005-2009 ACS estimated that 5% of housing units in District 9 were reported vacant, up from 3% in 2000. About 42% of these were in the process of being rented or sold; 12% were vacant due to occasional use and 46% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, or have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.²⁴

Housing Costs

Median housing sales prices are slightly higher in District 9 than Citywide figures. Asking rents, however, are lower. As of January 2011, the estimated median sales price for single family homes was \$693,500 and \$665,000 for condominiums. Estimated median asking rent for a two bedroom unit was \$2,497. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

Access to Vehicles

Also, an estimated 25% of households in District 9 reported not having a car available, a substantial increase from 2000 when only 13% reported no car access. This represents 10% of home-owning and 39% of renter households. Citywide, about 29% of all households reported no car access. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

An estimated 41% of employed residents in District 9 work in managerial and professional occupations, up from 33% in 2000. About 23% work in service occupations and 21% in sales and office, about the same as in 2000. Employment in production transportation and material moving jobs decreased from 12% to 7%,

²⁴ Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

while those working in construction and related occupations decreased from 8% to 7%; together, these occupations employed 14% of District 9 workers, down from 20% in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At 6%, District 9 has a lower unemployment rate than San Francisco (just under 7%).

Compared to the City, District 9 commuters travel by car less and transit (along with other modes of transport) more. Car use no longer remains the predominant mode of travel to work for District 9 employed residents and all other modes show a slight increase in share. Car use for work trips decreased from 53% in 2000 to 44%, while commuting by transit increased from 34% to 37%. The number of people working from home also grew from 3% to 5%. An estimated 7% walked to work and 6% biked; in 2000 only 5% walked to work and 4% biked.

Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Despite the advent of car-sharing services, and the increase in transit, working from home, and biking, estimates of vehicles per capita in District 9 remained unchanged at .40 per person. Citywide, vehicles per capita decreased from .49 to .46 vehicles per person.

District 10

District 10 is in the southeastern section of the City and is comprised of several neighborhoods including Potrero Hill, Central Waterfront, Dogpatch, Bayview/ Hunters Point, India Basin, Silver Terrace, Candlestick Point, Visitacion Valley, Little Hollywood, and Sunnydale.

District 10 has grown by 10% and saw considerable change since the 2000 Census. The numbers of Asians, Whites and Latinos have grown. While a sizeable proportion of District 10 residents are Black, their numbers have declined. Family households continued to predominate despite a decline in numbers as non-family and single person households increased.

The 2005-2009 American Community Survey shows the following changes in District 10:

- Larger household sizes;
- A substantial increase in households that speak Spanish;
- Higher educational attainment;
- Decline in car use for work trips while other modes such as transit increased; and
- A sizeable number of vacant homes due to “other” reasons.

DEMOGRAPHICS²⁵

The total population of District 10 increased from less than 71,250 to about 78,660, a growth of 10%. This represents about 10% of the City’s population. According to the 2005-2009 ACS, 49% of District 10 residents are female.

Race and Latin/Hispanic Origin

The number of Asians and Whites in District 10 increased substantially. Asians now represent 37% of the population, up from 32% in 2000 and an increase of almost 7,000 people. With 3,260 more White residents in District 10, Whites now represent 23% of the population, up from 20% in 2000. Those reporting race as “Other” increased from 14% to 17% of the population. The number of Blacks in District 11 dropped from 30% to 20% of the population, or a loss of about 5,480 people. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos in District 10 increased from 17% to 21% of the population, or an additional 5,000. **Persons of Latin/Hispanic origin can be of any race and represent a growing portion of District 10 population.** Citywide only 15% of the population reported Latin origin.

Age

According to the 2005-2009 ACS, the number of young children four years and under in District 10 increased slightly from 6% to 7% of the population. Children 5 to 17 years old, however, shrunk from 19%

²⁵ Census 2010 tract splits in District 9 and 10 account for some, but not all, of the change in total population and race.

to 17% of the population. Young adults 18 to 34 remain about 24% of the population; older adults aged 35 to 59 years old also remained stable at 34%. The number of those 60 and over however, increased from 15% to 17%.

By comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while those 35-59 represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

Thirty-five percent of District 10 residents are foreign born, the same proportion as in 2000, which closely matches the citywide statistic. San Francisco foreign born residents however, declined from 37% of the population in 2000, to 34% according to the 2005-2009 ACS.

About 49% of District 10 households speak English at home, down from 51% in 2000. Spanish spoken at home increased from 15% to 18% of households, while households speaking Asian languages remained at 30%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

An estimated 12% of District 10 households are linguistically isolated, according to the 2005-2009 ACS. Approximately 33% of households that speak an Asian language are linguistically isolated as are 24% of Spanish speaking households. In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

Educational attainment increased for District 10 residents. In 2000, 23% of district residents 25 years or older had a Bachelor's degree or higher; the 2005-2009 ACS shows an increase to 28%. This includes an estimated 9% who have a graduate or other professional degree, up slightly from 8% in 2000. Almost half of residents 25 years or older have a high school diploma or less (49%). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOMES

Of the approximately 22,370 households in District 10, an estimated 65% are family households of related individuals while the remaining 35% are non-family households. Family households in District 10, however, decreased approximately 4% since 2000. Of family households, about 53% included children (or 34% of all District 10 households, about the same as in 2000). About 76% of non-family households are single persons living alone, or 27% of all households in the district. Total non-family households increased 17% since 2000 while single person households increased 31% (4,599 to 6,066). Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes are larger in District 10 than elsewhere in the City. Average household size remained at 3.3 persons per household, while average family household size increased from 4.1 to 4.3 persons per household. By comparison, the citywide average is 2.4 persons per household and 3.5 persons per family household.

District 10 median incomes are much lower than the City overall. The 2005-2009 ACS estimated household income for the district at \$54,950 and median family incomes at \$56,810. Adjusted for inflation, this is a significant drop from 2000 when median household incomes were reported at \$63,610 and median family incomes at \$62,810. However, substantial margins of errors make these estimates questionable.

Estimated per capita income for District 10 remained steady at about \$26,880. Again, margins of errors for income makes the 2005-2009 ACS estimates problematic. Nevertheless, this is significantly lower than estimated Citywide per capita income at \$44,000. Poverty rates in District 10 decreased from 17% to 16% but it remains higher than the 11% rate citywide.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 24,160 housing units in District 10, over 6% of the Citywide total. About 1,610 new units were added in the last 9 years, an increase of about 7%. By comparison, the City's housing stock grew by just over 3% over the last 9 years.

Tenure

The ownership rate in District 10 is higher than San Francisco overall. Ownership rates may have decreased slightly from 53% in 2000 to 52% estimated by the 2005-2009 ACS. Nevertheless this is higher than the citywide homeownership rate estimated at 38%.

Vacancy

According to the 2005-2009 ACS, 8% of housing units in District 10 were reported vacant, up from 3% in 2000. About 24% of these vacant units were in the process of being rented or sold, while 4% were vacant due to occasional use. Seventy-three percent were reported vacant for other reasons. This significant amount, while just an estimate, may be due to the concentration of foreclosure activity reported for the area. Overall, the vacancy rate in District 10 is comparable to the reported citywide vacancy rate of 10%. Citywide, however, just 32% are estimated vacant for "other" reasons.

Housing Costs

District 10 housing ranks as among the most affordable in the City, with lower housing costs overall. As of January 2011, estimated median sales price for single family homes is \$412,500 and \$315,000 for condominiums. Estimated median asking rent for a two-bedroom unit was \$2,177. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median asking rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 19% of District 10 households reported not having a car available, a substantial increase from 2000 when only 10% reported no access to a car. In terms of housing ownership, this represents 6% of homeowner and 32% of renter households.

Citywide about 29% of all households reported no access to a car, largely due to the 42% of renter households that report no car access. Among households that own their home citywide, 9% report no car access, more than homeowner households in District 10.

EMPLOYMENT AND COMMUTE TO WORK

Approximately 33% of employed residents in District 10 work in managerial and professional occupations, an increase from 32% in 2000. The 2005-2009 ACS also estimated that about 23% worked in service occupations and in sales and office; for services occupations, this represents an increase from 19% but for sales and office this represents a decline from 27%. Employment in production, transportation and material moving decreased from 15% to 11%, while those working in construction and related occupations increased

from 7 to 9%; together these occupations employed over 20% of District 10 workers, down from 22% in 2000.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%). Slightly fewer (23%) work in sales and office occupations, and in services (16%). An estimated 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to be working in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At 12%, District 10 has a higher unemployment rate than San Francisco (just under 7%).

Car use remains the predominant mode of travel to work for employed residents of District 10.

Commuting by car however decreased from 68% to 60%, while commuting by transit increased from 24% to 27%. The 2005-2009 ACS also estimated that other commute modes show slight increases. An estimated 4% walked to work and 2% biked; in 2000 only 3% walked to work and 1% biked, however sampling error makes this difficult to determine. The number of people working from home also increased from 4% to 5%.

Compared to the City as a whole, District 10 commuters travelled by car more and less by other modes. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita seem to confirm a shift in District 10, showing a slight reduction from .44 to .42 per person, but sampling error makes this difficult to determine. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.

District 11

District 11 defines the central south border of San Francisco. It is comprised of several neighborhoods including the Excelsior/Outer Mission, Ingleside, Oceanview, Crocker-Amazon, Cayuga and Balboa Park.

Total population and family household size increased as the number of Asians and Latinos rose. Asians now represent the majority of District 11 residents. As with the rest of the City, the Black population in District 11 dropped. Family households continued to predominate in the district despite the rise in non-family and single person households.

The 2005-2009 American Community Survey shows the following changes in District 11:

- A substantial increase in the Asian population while the Black population declined;
- A substantial increase in the Latino population, as well as in households that speak Spanish;
- Increased household size;
- Educational attainment increased; and
- Car use declined while other modes including transit increased for work trips.

DEMOGRAPHICS

The total population of District 11 grew from 74,660 to nearly 82,000 people, or a 9% increase. This represents 10% of the Citywide total. According to the 2005-2009 ACS, 50% are female.

Race and Latin/Hispanic Origin

The number of Asians in District 11 increased by over 7,000 people. Asians now represent a majority of District 11 residents, growing from 46% in 2000 to 51% in 2010. The overall numbers of Whites in District 11 remained essentially unchanged but as a share of total population decreased from 26% to 24%. District 11 residents reporting race as "Other," remained at 18% of the population. The number of Blacks however, fell by about 2,080 people, and their share declined from 9% to 6%. Citywide, the distribution is 49% White, 33% Asian, 6% Black, and 11% Other or Multiple Race.

Latinos grew by over 2,800 people and increased from 26% to 27% of the district population. Persons of Latin origin can be of any race and represent a growing portion of District 11 population. Citywide only 15% of the population reported Latin origin.

Age

The number of young children four years and under decreased slightly from 6% to 5% of District 11 population. The 2005-2009 ACS notes a similar decline in the number of children 5 to 17 years old, from 15% to 13% (or nearly a 10% decrease in population).

Young adults 18 to 34 years old have also decreased to 24% from 26% of the population in 2000. Older adults aged 35 to 59 years old however, increased from 34% to 36% of the total population, while residents 60 and over increased from 19% to 22%.

In comparison, 5% of the City's population are young children four years and under; children 5-17 represent 9%; young adults 18-34 years old make up 29%, while 35-59 years represent 37% of the population. Approximately 19% of San Francisco's population are 60 years and older.

Nativity and Language

The proportion of foreign born residents in District 11 decreased slightly from 52% to 51% of the population. The City overall saw a similar decline: the 2005-2007 ACS estimated that 35% of San Francisco residents are foreign-born, compared to 37% in 2000.

Thirty-three percent of District 11 households speak English at home, down from 34% in 2000. Spanish spoken at home increased from 22% to 24% of households, while households speaking Asian languages decreased slightly from 41% to 40%. Citywide, about 56% of San Francisco households speak English at home, while 26% speak an Asian/Pacific Islander language. About 12% of San Francisco households speak Spanish at home.

About 16% of District 11 households are linguistically isolated, down from 18% in 2000. An estimated 26% of households that speak an Asian language are linguistically isolated (down from 34% in 2000), while an estimated 26% of Spanish speaking households are linguistically isolated (up from 23% in 2000). In comparison, 13% of households citywide are linguistically isolated, including about 40% of Asian households and 23% of Spanish speaking households.

Educational Attainment

Educational attainment increased for District 11 residents. In 2000, 22% of district residents 25 years or older had a Bachelor's degree or higher; the 2005-2009 ACS shows an increase to 27%. This includes an estimated 6% who have a graduate or other professional degree, up slightly from 5% in 2000. Almost half of residents 25 years or older have a high school diploma or less (49%). Citywide, just over 50% are estimated to have a Bachelor's degree or higher, with 19% having earned a graduate degree; 29% of San Franciscans 25 years or older have a high school diploma or less.

HOUSEHOLDS AND INCOME

Of the approximately 20,000 households in District 11, an estimated 71% are family households of related individuals; the remaining 29% are non-family households. Of the non-family households, about 72% are single persons living alone, or 21% of all households in District 11. Total non-family households increased 13% since 2000, while single person households increased 19%. Citywide, family households represent 44% of all households, 41% of which are estimated to have children (about 18% of all households). Single-person households account for 41% of all San Francisco households.

Household sizes in District 11 are larger than elsewhere in the City and are increasing. The 2005-2009 ACS estimated average household size in District 11 at 3.8 persons per household (up from 3.6 in 2000). Meanwhile, average family household size is estimated at 4.7 persons per household (from 4.3 in 2000). This compares to the citywide averages of 2.4 persons per household and 3.5 persons per family household.

District 11 median incomes appear to be stable. Median household income was estimated at about \$69,990 and median family incomes at \$76,430; adjusted for inflation this is a decline from 2000, but margins of error make precise determination difficult. Citywide household median income was estimated at just over \$70,120 and median family income at \$86,670.

Estimated per capita income for District 11 is about \$25,490; when adjusted for inflation, estimated per capita income increased slightly (2%) from 2000. At just over \$44,400, citywide per capita income is higher than District 11.

District 11 poverty rates increased from 8% in 2000 to 10%; this is just below the 11% poverty rate citywide.

HOUSING CHARACTERISTICS

The 2005-2009 American Community Survey estimated that there are about 21,210 housing units in District 11, or about 6% of housing citywide.

Tenure

Ownership rates in District 11 decreased slightly **but it remains among the highest in the City. The 2005-2009 ACS estimated homeownership in District 11 at 69%**, down from 70% in 2000. By contrast, the citywide homeownership rate is 38%.

Vacancy

According to the 2005-2009 ACS, an estimated 6% of housing units in District 11 were vacant, up from 2% in 2000. About 37% of vacant units were in the process of being rented or sold, 3% were vacant due to occasional or seasonal use, and 60% were reported vacant for other reasons. In comparison, the ACS estimated that 10% of housing units citywide are vacant. Of these, 52% are estimated to be for rent or for sale, have been rented or sold but are not yet occupied; 16% are estimated to be for seasonal, recreational, or occasional use; and 32% are vacant for other reasons.²⁶

Housing Costs

District 11 housing ranks as among the most affordable in the City. As of January 2011, estimated median sales price for \$412,500 for single family homes and \$315,000 for condominiums. Estimated median rent for a two-bedroom unit in District 11 was \$1,778. By comparison, citywide median sales prices were estimated at \$615,000 for single family homes and \$652,500 for condominiums; estimated median rent for a two-bedroom unit was \$3,099.

Access to Vehicles

An estimated 11% of District 11 households reported not having a car available, an increase from 2000 when 8% reported no access to a car. This represents 6% of home-owning households and 20% of renter households. Citywide, about 29% of all households reported no car access. Forty-two percent (42%) of renter households and 9% of home-owning households in San Francisco do not own cars.

EMPLOYMENT AND COMMUTE TO WORK

Employed District 11 residents increasingly work in managerial and professional occupations while those working in production and construction related fields have declined. According to the 2005-2009 ACS, approximately 30% of employed residents in District 11 work in managerial and professional occupations, an increase from 26% in 2000. About 25% worked in both service occupations and in sales and office. For services, this represents an increase from 22% in 2000; for sales and office, however, this represents a decline from 30%. Employment in production, transportation and material moving decreased from 14% in 2000 to 11%, while those working in construction and related occupations increased slightly from 8% to 9%. Together these occupations employed over 20% of District 11 workers, down from 22% in 2000.

²⁶ Vacancy estimates from 2005-2009 ACS cover a five-year period, which includes a period of higher vacancies during the recession.

By contrast, about half of employed San Franciscans work in managerial and professional occupations (51%), and in services (16%). Slightly fewer (23%) work in sales and office occupations, while 10% work in production, construction and related fields. Approximately 76% of employed San Francisco residents are estimated to work in the City, about the same as 2000, when 77% reported living and working in San Francisco.

At 8%, District 11 has a higher unemployment rate than San Francisco (just under 7%).

Despite some shifts in commute modes, car use remains the dominant mode of travel to work for employed residents in District 11. According to the 2005-2009 ACS, commuting by car, however, decreased from 64% in 2000 to 59%. Commuting by transit, meanwhile, increased from 31% to 34%. All other modes show slight increases. The number of people working from home increased from 2% to 3%. An estimated 3% walked to work and 1% biked (or 275); in 2000 only 2% walked to work and less than 1% biked (or 50), however sampling error makes this difficult to determine.

Compared to the City as a whole, District 11 commuters generally travel by car more and by other modes less. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% are estimated to be commuting by motorcycle; another 7% worked from home.

Estimates of vehicles per capita in District 11 also show a slight reduction from .45 to .44. Citywide, vehicles per capita also decreased from .49 to .46 vehicles per person. The advent of car-sharing services, along with a slight increase in the numbers of those working from home may partly explain citywide trends.