

# SAN FRANCISCO SUPERVISOR DISTRICTS SOCIO-ECONOMIC PROFILES

American Community Survey 2010–2014







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## SOCIO-ECONOMIC PROFILES

American Community Survey 2010–2014

San Francisco Planning Department  
March 2017









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# FOREWORD

San Francisco's 2010 population – at 805,330 – has well surpassed its all-time high in the 1950s. Despite some long term 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.

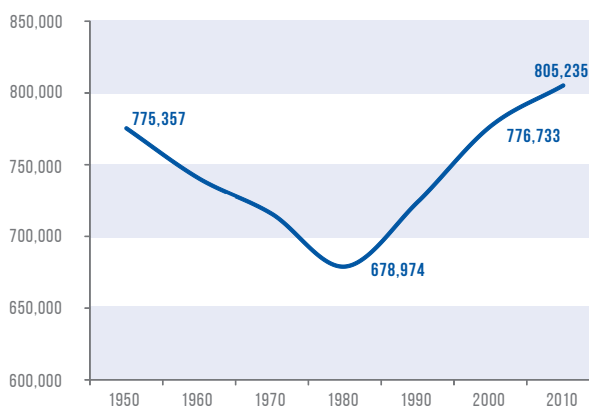
San Franciscans are also getting older, with a median age of 38.2 years. The number of children under 5 years old is growing but San Francisco continues to place at the top of the ranking of major cities with the fewest children. The numbers of older San Franciscans are growing as well. Family households 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, they are almost unchanged from 2000.

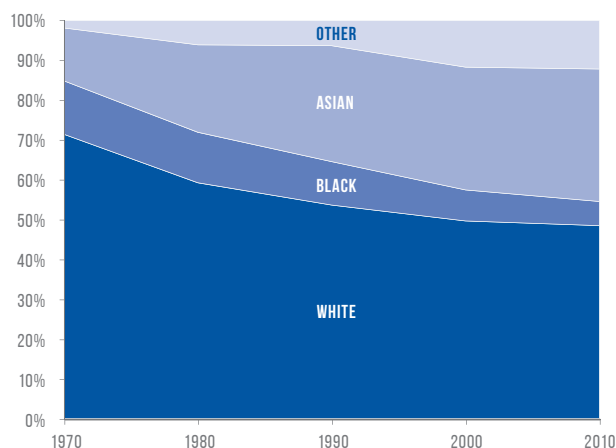
More employed San Franciscans are taking transit to work. Commuting by car has dropped and other travel to work modes such as biking and walking are becoming more popular. Working at home is also increasing. A growing number of San Francisco households are car-free.

San Francisco is a city of neighborhoods, diverse in composition and character. This report compiles census-tract-level 2014 Five Year American Community Survey census data for each neighborhood. It provides select demographic and housing characteristics as well as information on employment and the commute to work.

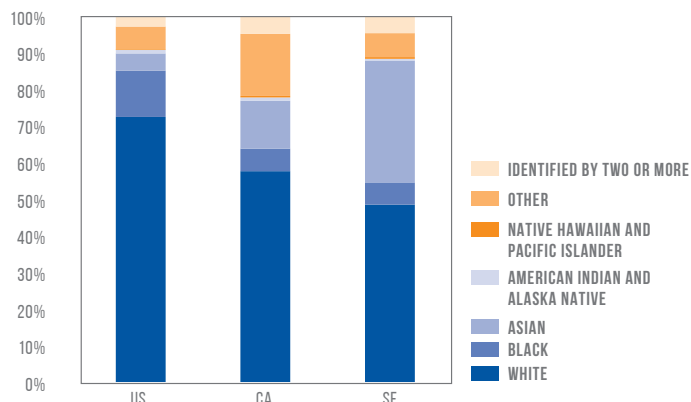
**SAN FRANCISCO POPULATION, 1950–2010**



**SAN FRANCISCO CHANGE IN RACIAL COMPOSITION, 1970–2010**



**RACIAL DISTRIBUTION IN SAN FRANCISCO, 2010**



Source: Bay Area Census; US Bureau of the Census

# DATA SOURCES

Statistics in each neighborhood profiles come from two datasets produced by the U.S. Census Bureau: the 2014 Five Year American Community Survey (ACS), released in December 2015. The annual ACS, which is conducted year-round, has replaced the 10-year, April 1 Census “long form” and includes detailed socio-economic statistics such as income, poverty, educational attainment, occupation, language spoken and commute to work. Yearly ACS data is pooled in sets of five years to generate sampling similar to the decennial Census. The 2014 Five Year ACS is the fifth five-year estimate released and provides the most current demographic profile of the country at the census tract level.

The data used for the neighborhood profiles were collected over a five year period. There will be few references in absolute numbers. Instead, the statistics are commonly presented as percentage shares. When absolute numbers are provided, these are rounded to the nearest 10.

The Census Bureau also publishes margins of error estimates (MOE) for all published tables from the American Community Survey. The Census Bureau provides approximation formulas for calculating MOEs for derived or aggregated measures. Moreover, the Census Bureau advises that derived MOEs are increasingly imprecise once more than four individual values are summed. For example, adding high school graduates for five census tracts to get to the neighborhood level figure constitutes five such values, and is in the imprecise territory. Also, adding smaller age intervals to report data by larger intervals for the same tract would introduce the same problem. As most of these neighborhood profiles comprise more than four individual tracts and often aggregate published categories (age, commute mode, race), the margins of error themselves become approximations. Above all, when using data from the American Community Survey, one must keep in mind that sample data is inherently subject to error, and estimates should be interpreted with some caution.

## Data Geography

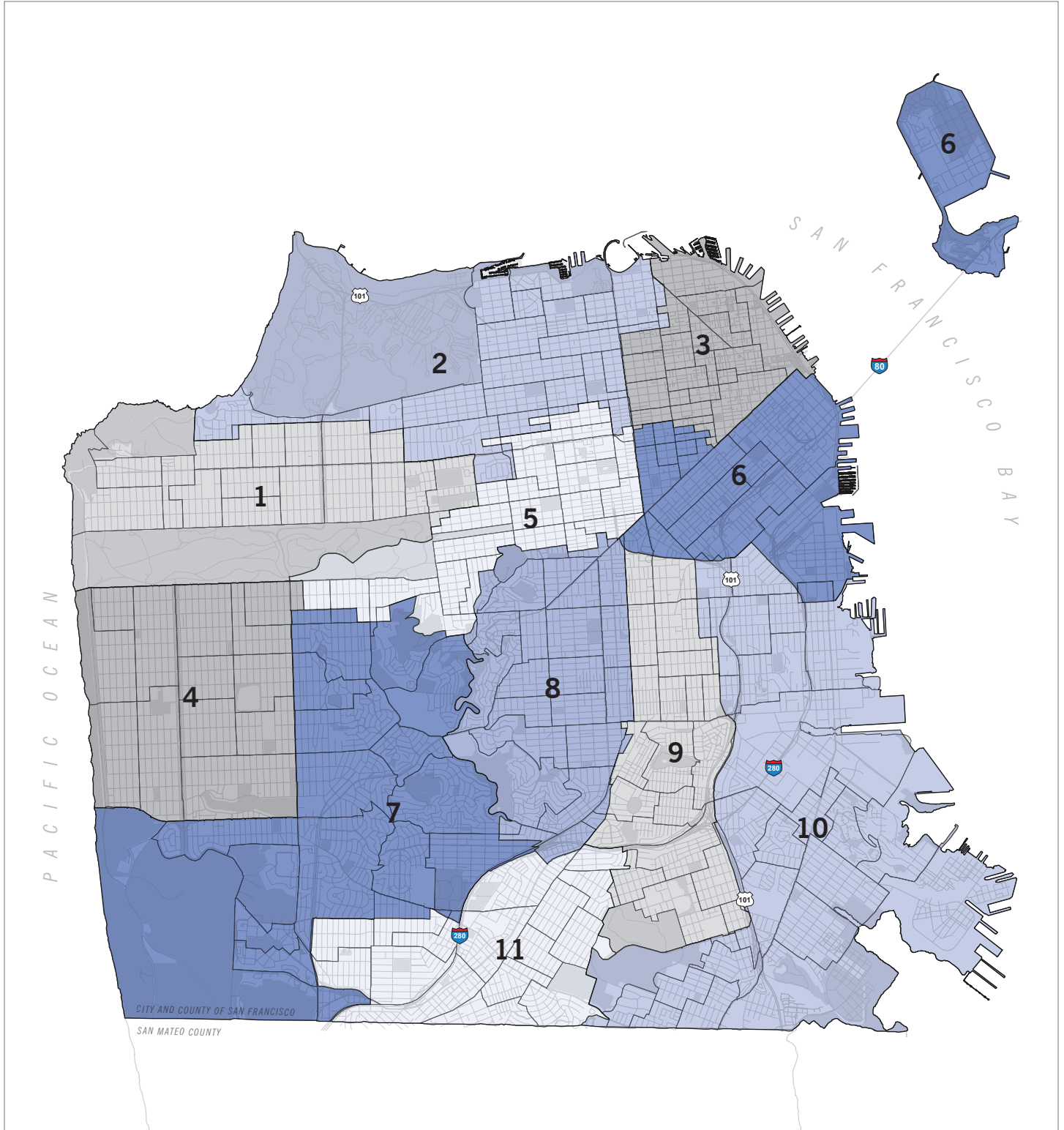
Data from the 2014 Five Year American Community Survey sample use the updated 2010 census tract geographies, with updates to the tract designation from the 2000 census. For this report, the Planning Department aggregated census tracts into popularly-defined neighborhoods. Because the census tracts don't perfectly match neighborhood boundaries<sup>1</sup> – with some tracts overlapping districts – the Planning Department assigned such tracts in its entirety to a specific neighborhood. The map on the following page shows neighborhoods and the census tracts assigned.

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<sup>1</sup> While Census Block Group geographies allow for better fit within neighborhoods, ACS data is not always available at this level of geography.



**MAP 1.**  
San Francisco Supervisor District Boundaries and Census Tracts



# San Francisco

## Demographics

<b>Total Population</b>	<b>829,070</b>
Group Quarter Population	19,490
Percent Female	49%

<b>Households</b>	<b>348,830</b>
Family Households	46%
Non-Family Households	54%
Single Person Households, % of Total	38%
Households with Children, % of Total	19%
Households with 60 years and older	33%
Average Household Size	2.3
Average Family Household Size	3.3

## Race/Ethnicity

Asian	34%
Black/African American	6%
White	49%
Native American Indian	0.4%
Native Hawaiian/Pacific Islander	0.4%
Other/Two or More Races	10%
% Latino (of Any Race)	15%

## Age

0–4 years	5%
5–17 years	9%
18–34 years	30%
35–59 years	36%
60 and older	20%
Median Age	35.0

## Educational Attainment

(Residents 25 years and older)	
High School or Less	26%
Some College/Associate Degree	21%
College Degree	32%
Graduate/Professional Degree	21%

## Nativity

Foreign Born	36%
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## Language Spoken at Home

(Residents 5 years and older)

English Only	55%
Spanish Only	11%
Asian/Pacific Islander	26%
Other European Languages	6%
Other Languages	1%

## Linguistic Isolation

% of All Households	13%
% of Spanish-Speaking Households	21%
% of Asian Language Speaking Households	37%
% of Other European-Speaking Households	18%
% of Households Speaking Other Languages	13%

## Housing Characteristics

Total Number of Units	380,520
Units Built Since 2000	28,130
Median Year Structure Built*	1949

## Occupied Units

Owner occupied	37%
Renter occupied	63%

## Vacant Units

<b>8%</b>	
For rent	22%
For sale only	4%
Rented or sold, not occupied	10%
For seasonal, recreational, or occ. use	24%
Other vacant	41%

Median Year Moved In to Unit (Own)	1993
Median Year Moved In to Unit (Rent)	2002

Percent in Same House Last Year	85%
Percent Abroad Last Year	2%

**Structure Type**

Single Family Housing	32%
2–4 Units	22%
5–9 Units	10%
10–19 Units	10%
20 Units or more	26%
Other	0.2%

**Unit Size**

No Bedroom	13%
1 Bedroom	27%
2 Bedrooms	31%
3–4 Bedrooms	25%
5 or More Bedrooms	3%

**Housing Prices**

Median Rent	\$1,363
Median Contract Rent	\$1,473
Median Rent as % of Household Income	26%
Median Home Value	\$765,688

**Vehicles Available****376,190**

Homeowners	54%
Renters	46%
Vehicles Per Capita	0.46
Households with no vehicle	30%
Percent of Homeowning households	10%
Percent of Renting households	42%

**Employment**

Unemployment Rate	8%
Percent Unemployment Female	7%
Percent Unemployment Male	8%
Employed Residents	466,640
Managerial Professional	52%
Services	17%
Sales and Office	21%
Natural Resources	4%
Production Transport Materials	5%

**Journey to Work**

Workers 16 Years and Older	456,670
Car	44%
Drove Alone	36%
Carpooled	8%
Transit	33%
Bike	4%
Walk	10%
Other	2%
Worked at Home	7%

**Notes:**

\* "1939" represents 1939 or earlier

Note: Numbers from the American Community Survey are estimates and are subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

**Income, Employment and Journey to Work****Income**

Median Household Income	\$78,710
Median Family Income	\$94,280
Per Capita Income	\$49,990
Percent in Poverty	13%





**BARKING  
LOT**

415 831-2275

**PET INSURANCE**  
415 831-2275

RETIROLOGIST  
REPAI

**Dog Groom**  
831-BA

Shop Hours

**12-7**



# **SAN FRANCISCO SUPERVISOR DISTRICTS AT A GLANCE**

# Supervisor District 1

## Demographics

<b>Total Population</b>	<b>78,060</b>
Group Quarter Population	3,070
Percent Female	52%

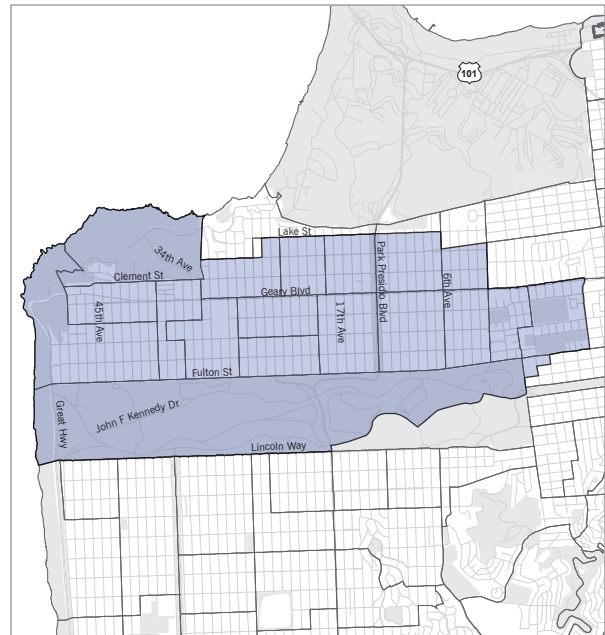
<b>Households</b>	<b>31,890</b>
Family Households	50%
Non-Family Households	50%
Single Person Households, % of Total	35%
Households with Children, % of Total	20%
Households with 60 years and older	37%
Average Household Size	2.4
Average Family Household Size	3.1

<b>Race/Ethnicity</b>	
Asian	40%
Black/African American	2%
White	50%
Native American Indian	0.1%
Native Hawaiian/Pacific Islander	1%
Other/Two or More Races	7%
% Latino (of Any Race)	8%

<b>Age</b>	
0–4 years	5%
5–17 years	9%
18–34 years	30%
35–59 years	34%
60 and older	22%
Median Age	39.1

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	22%
Some College/Associate Degree	23%
College Degree	34%
Graduate/Professional Degree	21%

<b>Nativity</b>	
Foreign Born	34%



<b>Language Spoken at Home</b>	
(Residents 5 years and older)	
English Only	56%
Spanish Only	5%
Asian/Pacific Islander	30%
Other European Languages	9%
Other Languages	1%

<b>Linguistic Isolation</b>	
% of All Households	14%
% of Spanish-Speaking Households	13%
% of Asian Language Speaking Households	35%
% of Other European-Speaking Households	29%
% of Households Speaking Other Languages	32%

<b>Housing Characteristics</b>	
Total Number of Units	34,460
Units Built Since 2000	990
Median Year Structure Built*	1937



**Occupied Units**

Owner occupied	32%
Renter occupied	61%

**Vacant Units****7%**

For rent	9%
For sale only	3%
Rented or sold, not occupied	8%
For seasonal, recreational, or occ. use	20%
Other vacant	61%

Median Year Moved In to Unit (Own)	1990
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	85%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	29%
2–4 Units	43%
5–9 Units	13%
10–19 Units	10%
20 Units or more	5%
Other	0%

**Unit Size**

No Bedroom	6%
1 Bedroom	25%
2 Bedrooms	37%
3–4 Bedrooms	29%
5 or More Bedrooms	3%

**Housing Prices**

Median Rent	\$1,452
Median Contract Rent	\$1,504
Median Rent as % of Household Income	26%
Median Home Value	\$880,333

**Vehicles Available****36,940**

Homeowners	45%
Renters	55%
Vehicles Per Capita	0.49

Households with no vehicle	24%
Percent of Homeowning households	12%
Percent of Renting households	31%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$73,039
Median Family Income	\$96,902
Per Capita Income	\$44,949
Percent in Poverty	11%

**Employment**

Unemployment Rate	6%
Percent Unemployment Female	6%
Percent Unemployment Male	6%
Employed Residents	43,590
Managerial Professional	52%
Services	17%
Sales and Office	23%
Natural Resources	3%
Production Transport Materials	4%

**Journey to Work**

Workers 16 Years and Older	42,450
Car	48%
Drove Alone	39%
Carpooled	8%
Transit	33%
Bike	4%
Walk	6%
Other	2%
Worked at Home	8%

Notes:

\* "1939" represents 1939 or earlier

Note: Numbers from the American Community Survey are estimates and are subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

2010 Census Tracts for Neighborhood:

# Supervisor District 2

## Demographics

<b>Total Population</b>	<b>67,190</b>
Group Quarter Population	840
Percent Female	52%

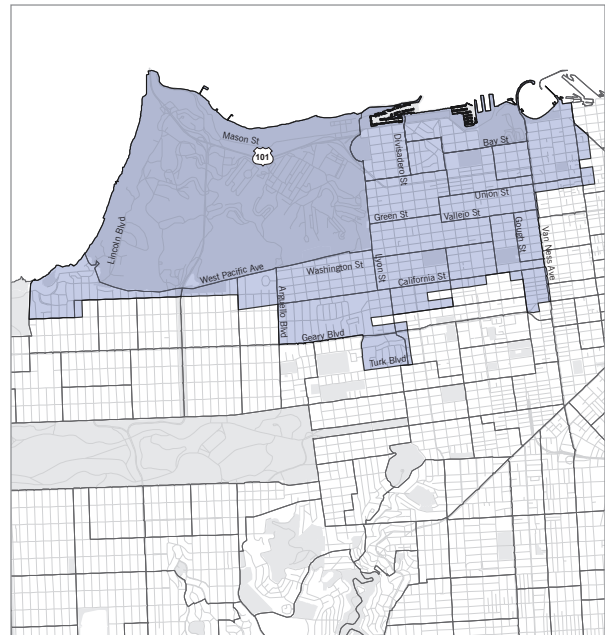
<b>Households</b>	<b>36,040</b>
Family Households	34%
Non-Family Households	66%
Single Person Households, % of Total	50%
Households with Children, % of Total	14%
Households with 60 years and older	26%
Average Household Size	1.8
Average Family Household Size	2.8

<b>Race/Ethnicity</b>	
Asian	14%
Black/African American	2%
White	80%
Native American Indian	0.1%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	4%
% Latino (of Any Race)	6%

<b>Age</b>	
0–4 years	5%
5–17 years	7%
18–34 years	35%
35–59 years	33%
60 and older	19%
Median Age	36.2

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	7%
Some College/Associate Degree	13%
College Degree	46%
Graduate/Professional Degree	34%

<b>Nativity</b>	
Foreign Born	17%



## Language Spoken at Home

(Residents 5 years and older)

English Only	80%
Spanish Only	4%
Asian/Pacific Islander	6%
Other European Languages	8%
Other Languages	1%

## Linguistic Isolation

% of All Households	3%
% of Spanish-Speaking Households	6%
% of Asian Language Speaking Households	17%
% of Other European-Speaking Households	11%
% of Households Speaking Other Languages	6%

## Housing Characteristics

Total Number of Units	39,540
Units Built Since 2000	850
Median Year Structure Built*	1920

**Occupied Units**

Owner occupied	27%
Renter occupied	64%

**Vacant Units****9%**

For rent	23%
For sale only	4%
Rented or sold, not occupied	8%
For seasonal, recreational, or occ. use	25%
Other vacant	40%

Median Year Moved In to Unit (Own)	1996
Median Year Moved In to Unit (Rent)	2003

Percent in Same House Last Year	81%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	16%
2–4 Units	23%
5–9 Units	15%
10–19 Units	23%
20 Units or more	23%
Other	0%

**Unit Size**

No Bedroom	12%
1 Bedroom	37%
2 Bedrooms	27%
3–4 Bedrooms	20%
5 or More Bedrooms	4%

**Housing Prices**

Median Rent	\$1,939
Median Contract Rent	\$1,922
Median Rent as % of Household Income	24%
Median Home Value	\$1,228,760

**Vehicles Available****39,170**

Homeowners	40%
Renters	60%
Vehicles Per Capita	0.59

Households with no vehicle	23%
Percent of Homeowning households	11%
Percent of Renting households	28%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$118,273
Median Family Income	\$172,912
Per Capita Income	\$92,664
Percent in Poverty	6%

**Employment**

Unemployment Rate	5%
Percent Unemployment Female	5%
Percent Unemployment Male	6%
Employed Residents	42,410
Managerial Professional	68%
Services	6%
Sales and Office	23%
Natural Resources	1%
Production Transport Materials	2%

**Journey to Work**

Workers 16 Years and Older	41,630
Car	43%
Drove Alone	36%
Carpooled	7%
Transit	32%
Bike	3%
Walk	7%
Other	4%
Worked at Home	11%

Notes:

\* "1939" represents 1939 or earlier

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2010 Census Tracts for Neighborhood:



# Supervisor District 3

## Demographics

<b>Total Population</b>	<b>75,750</b>
Group Quarter Population	1,140
Percent Female	49%

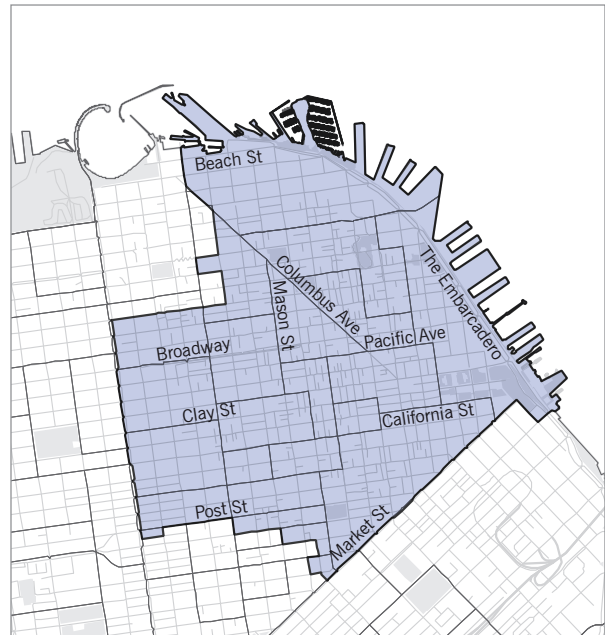
<b>Households</b>	<b>41,470</b>
Family Households	32%
Non-Family Households	68%
Single Person Households, % of Total	52%
Households with Children, % of Total	10%
Households with 60 years and older	34%
Average Household Size	1.8
Average Family Household Size	2.8

<b>Race/Ethnicity</b>	
Asian	44%
Black/African American	3%
White	46%
Native American Indian	0.2%
Native Hawaiian/Pacific Islander	0.1%
Other/Two or More Races	7%
% Latino (of Any Race)	8%

<b>Age</b>	
0–4 years	2%
5–17 years	5%
18–34 years	37%
35–59 years	31%
60 and older	25%
Median Age	40.1

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	31%
Some College/Associate Degree	19%
College Degree	33%
Graduate/Professional Degree	18%

<b>Nativity</b>	
Foreign Born	43%



<b>Language Spoken at Home</b>	
(Residents 5 years and older)	
English Only	51%
Spanish Only	5%
Asian/Pacific Islander	38%
Other European Languages	6%
Other Languages	1%

<b>Linguistic Isolation</b>	
% of All Households	22%
% of Spanish-Speaking Households	21%
% of Asian Language Speaking Households	59%
% of Other European-Speaking Households	13%
% of Households Speaking Other Languages	7%

<b>Housing Characteristics</b>	
Total Number of Units	46,850
Units Built Since 2000	1,630
Median Year Structure Built*	1919

**Occupied Units**

Owner occupied	12%
Renter occupied	77%

**Vacant Units**

For rent	22%
For sale only	3%
Rented or sold, not occupied	10%
For seasonal, recreational, or occ. use	34%
Other vacant	31%

Median Year Moved In to Unit (Own)	1996
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	81%
Percent Abroad Last Year	3%

**Structure Type**

Single Family Housing	4%
2–4 Units	15%
5–9 Units	14%
10–19 Units	16%
20 Units or more	51%
Other	0%

**Unit Size**

No Bedroom	31%
1 Bedroom	36%
2 Bedrooms	22%
3–4 Bedrooms	10%
5 or More Bedrooms	1%

**Housing Prices**

Median Rent	\$1,135
Median Contract Rent	\$1,234
Median Rent as % of Household Income	26%
Median Home Value	\$879,206

**Vehicles Available**

Homeowners	29%
Renters	71%
Vehicles Per Capita	0.27

Households with no vehicle	61%
Percent of Homeowning households	26%
Percent of Renting households	66%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$52,406
Median Family Income	\$57,313
Per Capita Income	\$51,894
Percent in Poverty	18%

**Employment**

Unemployment Rate	7%
Percent Unemployment Female	5%
Percent Unemployment Male	8%
Employed Residents	44,320
Managerial Professional	50%
Services	21%
Sales and Office	23%
Natural Resources	2%
Production Transport Materials	4%

**Journey to Work**

Workers 16 Years and Older	43,360
Car	23%
Drove Alone	18%
Carpooled	5%
Transit	31%
Bike	2%
Walk	33%
Other	3%
Worked at Home	8%

**Notes:**

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2010 Census Tracts for Neighborhood:

# Supervisor District 4

## Demographics

**Total Population** 75,120

Group Quarter Population 420

Percent Female 53%

**Households** 25,780

Family Households 67%

Non-Family Households 33%

Single Person Households, % of Total 23%

Households with Children, % of Total 26%

Households with 60 years and older 45%

Average Household Size 2.9

Average Family Household Size 3.5

## Race/Ethnicity

Asian 57%

Black/African American 1%

White 35%

Native American Indian 0.1%

Native Hawaiian/Pacific Islander 0.3%

Other/Two or More Races 7%

% Latino (of Any Race) 7%

## Age

0–4 years 5%

5–17 years 11%

18–34 years 25%

35–59 years 36%

60 and older 24%

Median Age 42.0

## Educational Attainment

(Residents 25 years and older)

High School or Less 31%

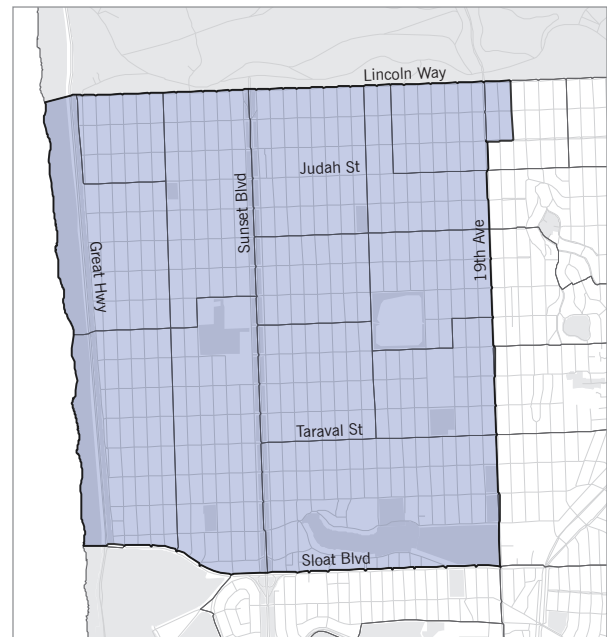
Some College/Associate Degree 25%

College Degree 29%

Graduate/Professional Degree 14%

## Nativity

Foreign Born 43%



## Language Spoken at Home

(Residents 5 years and older)

English Only 46%

Spanish Only 3%

Asian/Pacific Islander 45%

Other European Languages 6%

Other Languages 1%

## Linguistic Isolation

% of All Households 15%

% of Spanish-Speaking Households 8%

% of Asian Language Speaking Households 30%

% of Other European-Speaking Households 24%

% of Households Speaking Other Languages 22%

## Housing Characteristics

Total Number of Units 27,150

Units Built Since 2000 240

Median Year Structure Built\* 1943



**Occupied Units**

Owner occupied	55%
Renter occupied	40%

**Vacant Units**

For rent	19%
For sale only	2%
Rented or sold, not occupied	17%
For seasonal, recreational, or occ. use	21%
Other vacant	40%

Median Year Moved In to Unit (Own)	1989
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	89%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	72%
2–4 Units	18%
5–9 Units	4%
10–19 Units	3%
20 Units or more	2%
Other	0%

**Unit Size**

No Bedroom	2%
1 Bedroom	13%
2 Bedrooms	39%
3–4 Bedrooms	42%
5 or More Bedrooms	3%

**Housing Prices**

Median Rent	\$1,739
Median Contract Rent	\$1,549
Median Rent as % of Household Income	28%
Median Home Value	\$730,316

**Vehicles Available**

Homeowners	65%
Renters	35%
Vehicles Per Capita	0.54

Households with no vehicle	13%
Percent of Homeowning households	8%
Percent of Renting households	19%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$80,517
Median Family Income	\$93,899
Per Capita Income	\$37,051
Percent in Poverty	10%

**Employment**

Unemployment Rate	7%
Percent Unemployment Female	8%
Percent Unemployment Male	6%
Employed Residents	39,620
Managerial Professional	44%
Services	19%
Sales and Office	24%
Natural Resources	5%
Production Transport Materials	7%

**Journey to Work**

Workers 16 Years and Older	38,940
Car	62%
Drove Alone	50%
Carpooled	12%
Transit	27%
Bike	2%
Walk	3%
Other	1%
Worked at Home	5%

**Notes:**

\* "1939" represents 1939 or earlier

Note: Numbers from the American Community Survey are estimates and are subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

2010 Census Tracts for Neighborhood:

# Supervisor District 5

## Demographics

<b>Total Population</b>	<b>80,760</b>
Group Quarter Population	1,990
Percent Female	48%

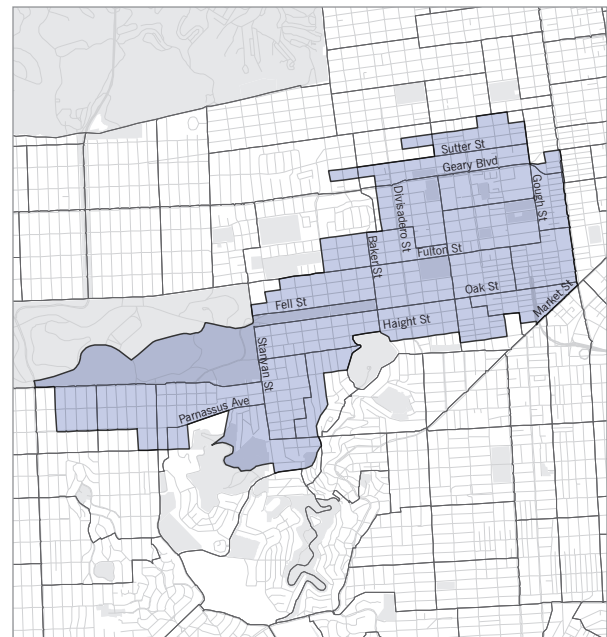
<b>Households</b>	<b>39,820</b>
Family Households	32%
Non-Family Households	68%
Single Person Households, % of Total	45%
Households with Children, % of Total	12%
Households with 60 years and older	26%
Average Household Size	2.0
Average Family Household Size	2.9

<b>Race/Ethnicity</b>	
Asian	19%
Black/African American	10%
White	63%
Native American Indian	0.4%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	8%
% Latino (of Any Race)	10%

<b>Age</b>	
0–4 years	3%
5–17 years	6%
18–34 years	39%
35–59 years	35%
60 and older	17%
Median Age	35.9

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	15%
Some College/Associate Degree	19%
College Degree	40%
Graduate/Professional Degree	26%

<b>Nativity</b>	
Foreign Born	25%



<b>Language Spoken at Home</b>	
(Residents 5 years and older)	
English Only	72%
Spanish Only	6%
Asian/Pacific Islander	12%
Other European Languages	8%
Other Languages	1%

<b>Linguistic Isolation</b>	
% of All Households	9%
% of Spanish-Speaking Households	12%
% of Asian Language Speaking Households	38%
% of Other European-Speaking Households	26%
% of Households Speaking Other Languages	27%

<b>Housing Characteristics</b>	
Total Number of Units	42,870
Units Built Since 2000	1,930
Median Year Structure Built*	1936

**Occupied Units**

Owner occupied	19%
Renter occupied	73%

**Vacant Units****7%**

For rent	27%
For sale only	2%
Rented or sold, not occupied	11%
For seasonal, recreational, or occ. use	18%
Other vacant	42%

Median Year Moved In to Unit (Own)	1997
Median Year Moved In to Unit (Rent)	2002

Percent in Same House Last Year	82%
Percent Abroad Last Year	2%

**Structure Type**

Single Family Housing	10%
2–4 Units	28%
5–9 Units	16%
10–19 Units	14%
20 Units or more	31%
Other	0%

**Unit Size**

No Bedroom	13%
1 Bedroom	40%
2 Bedrooms	29%
3–4 Bedrooms	16%
5 or More Bedrooms	2%

**Housing Prices**

Median Rent	\$1,649
Median Contract Rent	\$1,509
Median Rent as % of Household Income	26%
Median Home Value	\$811,976

**Vehicles Available****33,010**

Homeowners	32%
Renters	68%
Vehicles Per Capita	0.42

Households with no vehicle	38%
Percent of Homeowning households	16%
Percent of Renting households	44%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$77,019
Median Family Income	\$106,618
Per Capita Income	\$55,720
Percent in Poverty	15%

**Employment**

Unemployment Rate	6%
Percent Unemployment Female	5%
Percent Unemployment Male	7%
Employed Residents	51,800
Managerial Professional	63%
Services	13%
Sales and Office	18%
Natural Resources	2%
Production Transport Materials	3%

**Journey to Work**

Workers 16 Years and Older	50,900
Car	31%
Drove Alone	26%
Carpooled	5%
Transit	39%
Bike	7%
Walk	11%
Other	3%
Worked at Home	9%

Notes:

\* "1939" represents 1939 or earlier

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2010 Census Tracts for Neighborhood:

## Supervisor District 6

### Demographics

<b>Total Population</b>	<b>66,430</b>
Group Quarter Population	4,820
Percent Female	44%

<b>Households</b>	<b>34,550</b>
Family Households	33%
Non-Family Households	67%
Single Person Households, % of Total	54%
Households with Children, % of Total	10%
Households with 60 years and older	28%
Average Household Size	1.8
Average Family Household Size	2.8

### Race/Ethnicity

Asian	37%
Black/African American	9%
White	42%
Native American Indian	0.7%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	11%
% Latino (of Any Race)	16%

### Age

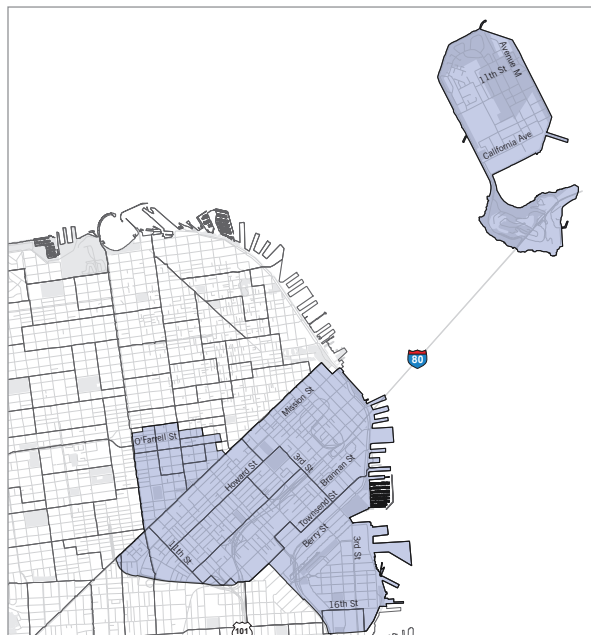
0–4 years	3%
5–17 years	5%
18–34 years	34%
35–59 years	38%
60 and older	19%
Median Age	38.3

### Educational Attainment

(Residents 25 years and older)	
High School or Less	31%
Some College/Associate Degree	21%
College Degree	29%
Graduate/Professional Degree	19%

### Nativity

Foreign Born	44%
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### Language Spoken at Home

(Residents 5 years and older)

English Only	51%
Spanish Only	11%
Asian/Pacific Islander	29%
Other European Languages	7%
Other Languages	2%

### Linguistic Isolation

% of All Households	18%
% of Spanish-Speaking Households	33%
% of Asian Language Speaking Households	44%
% of Other European-Speaking Households	26%
% of Households Speaking Other Languages	21%

### Housing Characteristics

Total Number of Units	40,780
Units Built Since 2000	14,540
Median Year Structure Built*	1983



**Occupied Units**

Owner occupied	17%
Renter occupied	68%

**Vacant Units**

For rent	27%
For sale only	2%
Rented or sold, not occupied	8%
For seasonal, recreational, or occ. use	36%
Other vacant	27%

Median Year Moved In to Unit (Own)	2001
Median Year Moved In to Unit (Rent)	2003

Percent in Same House Last Year	77%
Percent Abroad Last Year	3%

**Structure Type**

Single Family Housing	3%
2–4 Units	3%
5–9 Units	3%
10–19 Units	6%
20 Units or more	84%
Other	0%

**Unit Size**

No Bedroom	37%
1 Bedroom	35%
2 Bedrooms	20%
3–4 Bedrooms	7%
5 or More Bedrooms	1%

**Housing Prices**

Median Rent	\$979
Median Contract Rent	\$994
Median Rent as % of Household Income	27%
Median Home Value	\$667,368

**Vehicles Available**

Homeowners	42%
Renters	58%
Vehicles Per Capita	0.30

Households with no vehicle	57%
Percent of Homeowning households	12%
Percent of Renting households	69%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$45,072
Median Family Income	\$61,699
Per Capita Income	\$49,786
Percent in Poverty	23%

**Employment**

Unemployment Rate	7%
Percent Unemployment Female	8%
Percent Unemployment Male	7%
Employed Residents	35,350
Managerial Professional	53%
Services	20%
Sales and Office	20%
Natural Resources	2%
Production Transport Materials	5%

**Journey to Work**

Workers 16 Years and Older	34,940
Car	23%
Drove Alone	18%
Carpooled	5%
Transit	36%
Bike	4%
Walk	30%
Other	2%
Worked at Home	5%

**Notes:**

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2010 Census Tracts for Neighborhood:

# Supervisor District 7

## Demographics

<b>Total Population</b>	<b>72,820</b>
Group Quarter Population	3,700
Percent Female	50%

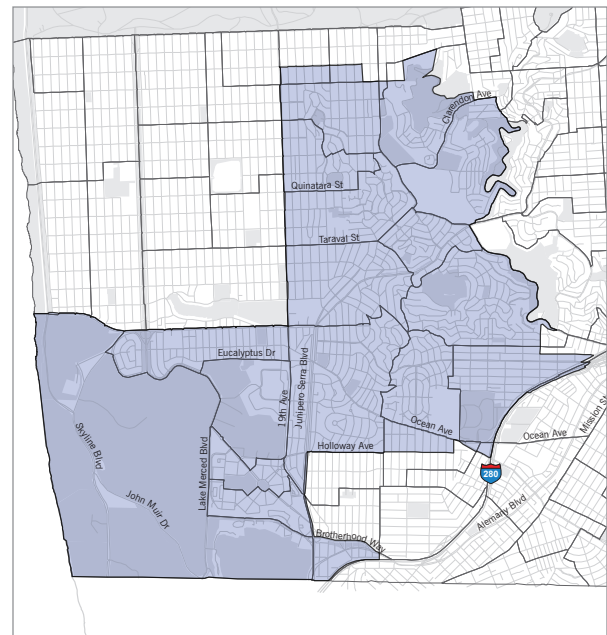
<b>Households</b>	<b>27,060</b>
Family Households	62%
Non-Family Households	38%
Single Person Households, % of Total	25%
Households with Children, % of Total	24%
Households with 60 years and older	43%
Average Household Size	2.6
Average Family Household Size	3.1

<b>Race/Ethnicity</b>	
Asian	34%
Black/African American	3%
White	53%
Native American Indian	0.2%
Native Hawaiian/Pacific Islander	0.1%
Other/Two or More Races	10%
% Latino (of Any Race)	11%

<b>Age</b>	
0–4 years	5%
5–17 years	11%
18–34 years	26%
35–59 years	35%
60 and older	24%
Median Age	41.4

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	16%
Some College/Associate Degree	21%
College Degree	36%
Graduate/Professional Degree	27%

<b>Nativity</b>	
Foreign Born	30%



## Language Spoken at Home

(Residents 5 years and older)

English Only	61%
Spanish Only	7%
Asian/Pacific Islander	22%
Other European Languages	10%
Other Languages	1%

## Linguistic Isolation

% of All Households	9%
% of Spanish-Speaking Households	15%
% of Asian Language Speaking Households	22%
% of Other European-Speaking Households	20%
% of Households Speaking Other Languages	6%

## Housing Characteristics

Total Number of Units	28,740
Units Built Since 2000	460
Median Year Structure Built*	1947

**Occupied Units**

Owner occupied	57%
Renter occupied	37%

**Vacant Units****6%**

For rent	25%
For sale only	7%
Rented or sold, not occupied	14%
For seasonal, recreational, or occ. use	13%
Other vacant	40%

Median Year Moved In to Unit (Own)	1989
Median Year Moved In to Unit (Rent)	2003

Percent in Same House Last Year	85%
Percent Abroad Last Year	2%

**Structure Type**

Single Family Housing	69%
2–4 Units	10%
5–9 Units	4%
10–19 Units	4%
20 Units or more	13%
Other	0%

**Unit Size**

No Bedroom	2%
1 Bedroom	14%
2 Bedrooms	33%
3–4 Bedrooms	47%
5 or More Bedrooms	4%

**Housing Prices**

Median Rent	\$1,831
Median Contract Rent	\$1,786
Median Rent as % of Household Income	27%
Median Home Value	\$910,358

**Vehicles Available****46,620**

Homeowners	71%
Renters	29%
Vehicles Per Capita	0.62

Households with no vehicle	12%
Percent of Homeowning households	5%
Percent of Renting households	21%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$104,730
Median Family Income	\$128,776
Per Capita Income	\$52,671
Percent in Poverty	10%

**Employment**

Unemployment Rate	8%
Percent Unemployment Female	8%
Percent Unemployment Male	8%
Employed Residents	36,200
Managerial Professional	60%
Services	13%
Sales and Office	20%
Natural Resources	3%
Production Transport Materials	4%

**Journey to Work**

Workers 16 Years and Older	35,290
Car	57%
Drove Alone	49%
Carpooled	8%
Transit	27%
Bike	2%
Walk	6%
Other	1%
Worked at Home	7%

Notes:

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2010 Census Tracts for Neighborhood:

## Supervisor District 8

### Demographics

<b>Total Population</b>	<b>71,040</b>
Group Quarter Population	470
Percent Female	43%

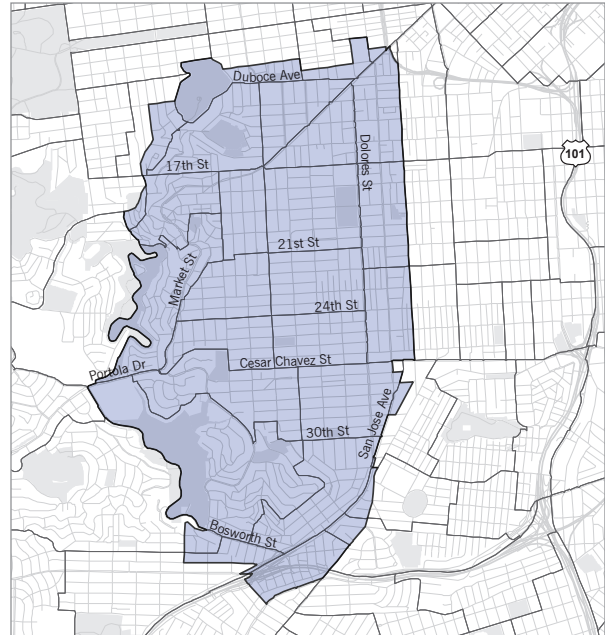
<b>Households</b>	<b>36,140</b>
Family Households	33%
Non-Family Households	67%
Single Person Households, % of Total	43%
Households with Children, % of Total	14%
Households with 60 years and older	26%
Average Household Size	2.0
Average Family Household Size	2.8

<b>Race/Ethnicity</b>	
Asian	12%
Black/African American	3%
White	75%
Native American Indian	0.5%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	9%
% Latino (of Any Race)	13%

<b>Age</b>	
0–4 years	4%
5–17 years	6%
18–34 years	27%
35–59 years	45%
60 and older	17%
Median Age	40.2

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	10%
Some College/Associate Degree	17%
College Degree	38%
Graduate/Professional Degree	35%

<b>Nativity</b>	
Foreign Born	20%



### Language Spoken at Home

(Residents 5 years and older)

English Only	76%
Spanish Only	9%
Asian/Pacific Islander	6%
Other European Languages	7%
Other Languages	1%

### Linguistic Isolation

% of All Households	3%
% of Spanish-Speaking Households	13%
% of Asian Language Speaking Households	14%
% of Other European-Speaking Households	7%
% of Households Speaking Other Languages	0%

### Housing Characteristics

Total Number of Units	38,800
Units Built Since 2000	970
Median Year Structure Built*	1929



**Occupied Units**

Owner occupied	39%
Renter occupied	54%

**Vacant Units****7%**

For rent	21%
For sale only	3%
Rented or sold, not occupied	15%
For seasonal, recreational, or occ. use	17%
Other vacant	44%

Median Year Moved In to Unit (Own)	1995
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	86%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	28%
2–4 Units	36%
5–9 Units	15%
10–19 Units	9%
20 Units or more	12%
Other	0%

**Unit Size**

No Bedroom	6%
1 Bedroom	32%
2 Bedrooms	35%
3–4 Bedrooms	25%
5 or More Bedrooms	2%

**Housing Prices**

Median Rent	\$1,549
Median Contract Rent	\$1,703
Median Rent as % of Household Income	25%
Median Home Value	\$955,704

**Vehicles Available****39,520**

Homeowners	54%
Renters	46%
Vehicles Per Capita	0.56

Households with no vehicle	23%
Percent of Homeowning households	9%
Percent of Renting households	33%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$109,059
Median Family Income	\$139,556
Per Capita Income	\$76,531
Percent in Poverty	7%

**Employment**

Unemployment Rate	6%
Percent Unemployment Female	5%
Percent Unemployment Male	6%
Employed Residents	46,950
Managerial Professional	70%
Services	9%
Sales and Office	16%
Natural Resources	2%
Production Transport Materials	2%

**Journey to Work**

Workers 16 Years and Older	45,930
Car	39%
Drove Alone	34%
Carpooled	5%
Transit	37%
Bike	6%
Walk	6%
Other	2%
Worked at Home	10%

Notes:

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2010 Census Tracts for Neighborhood:

# Supervisor District 9

## Demographics

<b>Total Population</b>	<b>83,680</b>
Group Quarter Population	1,170
Percent Female	47%

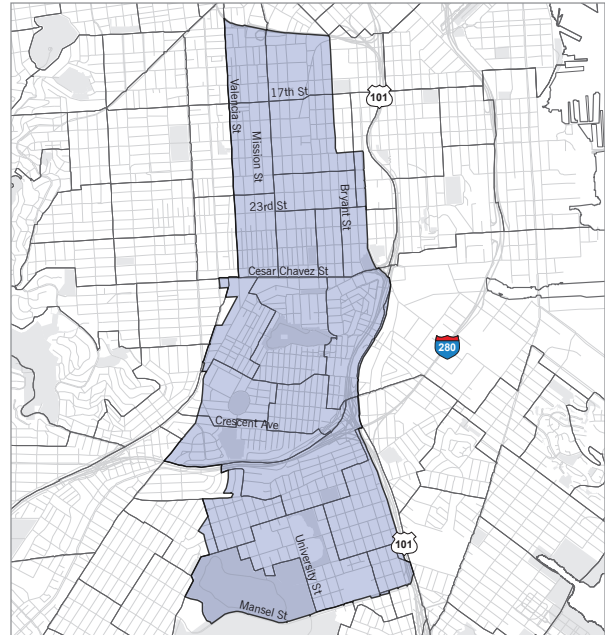
<b>Households</b>	<b>29,280</b>
Family Households	54%
Non-Family Households	46%
Single Person Households, % of Total	28%
Households with Children, % of Total	26%
Households with 60 years and older	31%
Average Household Size	2.8
Average Family Household Size	3.8

<b>Race/Ethnicity</b>	
Asian	24%
Black/African American	4%
White	51%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0.3%
Other/Two or More Races	20%
% Latino (of Any Race)	37%

<b>Age</b>	
0–4 years	5%
5–17 years	11%
18–34 years	29%
35–59 years	39%
60 and older	16%
Median Age	37.4

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	37%
Some College/Associate Degree	22%
College Degree	26%
Graduate/Professional Degree	15%

<b>Nativity</b>	
Foreign Born	39%



<b>Language Spoken at Home</b>	
(Residents 5 years and older)	
English Only	46%
Spanish Only	31%
Asian/Pacific Islander	18%
Other European Languages	3%
Other Languages	1%

<b>Linguistic Isolation</b>	
% of All Households	14%
% of Spanish-Speaking Households	29%
% of Asian Language Speaking Households	30%
% of Other European-Speaking Households	12%
% of Households Speaking Other Languages	2%

<b>Housing Characteristics</b>	
Total Number of Units	31,580
Units Built Since 2000	1,960
Median Year Structure Built*	1936

**Occupied Units**

Owner occupied	39%
Renter occupied	54%

**Vacant Units****7%**

For rent	19%
For sale only	2%
Rented or sold, not occupied	7%
For seasonal, recreational, or occ. use	12%
Other vacant	60%

Median Year Moved In to Unit (Own)	1994
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	89%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	43%
2–4 Units	28%
5–9 Units	11%
10–19 Units	6%
20 Units or more	12%
Other	0%

**Unit Size**

No Bedroom	10%
1 Bedroom	20%
2 Bedrooms	37%
3–4 Bedrooms	30%
5 or More Bedrooms	3%

**Housing Prices**

Median Rent	\$903
Median Contract Rent	\$1,274
Median Rent as % of Household Income	26%
Median Home Value	\$686,549

**Vehicles Available****33,940**

Homeowners	58%
Renters	42%
Vehicles Per Capita	0.41

Households with no vehicle	27%
Percent of Homeowning households	8%
Percent of Renting households	41%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$74,478
Median Family Income	\$76,188
Per Capita Income	\$39,749
Percent in Poverty	13%

**Employment**

Unemployment Rate	9%
Percent Unemployment Female	8%
Percent Unemployment Male	10%
Employed Residents	47,820
Managerial Professional	43%
Services	23%
Sales and Office	19%
Natural Resources	6%
Production Transport Materials	9%

**Journey to Work**

Workers 16 Years and Older	46,730
Car	43%
Drove Alone	35%
Carpooled	8%
Transit	35%
Bike	7%
Walk	7%
Other	3%
Worked at Home	6%

Notes:

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2010 Census Tracts for Neighborhood:



# Supervisor District 10

## Demographics

**Total Population** 73,150

Group Quarter Population 930

Percent Female 50%

**Households** 23,310

Family Households 67%

Non-Family Households 33%

Single Person Households, % of Total 23%

Households with Children, % of Total 34%

Households with 60 years and older 35%

Average Household Size 3.1

Average Family Household Size 3.9

## Race/Ethnicity

Asian 37%

Black/African American 20%

White 27%

Native American Indian 1%

Native Hawaiian/Pacific Islander 2%

Other/Two or More Races 14%

% Latino (of Any Race) 20%

## Age

0–4 years 7%

5–17 years 15%

18–34 years 25%

35–59 years 36%

60 and older 17%

Median Age 36.9

## Educational Attainment

(Residents 25 years and older)

High School or Less 43%

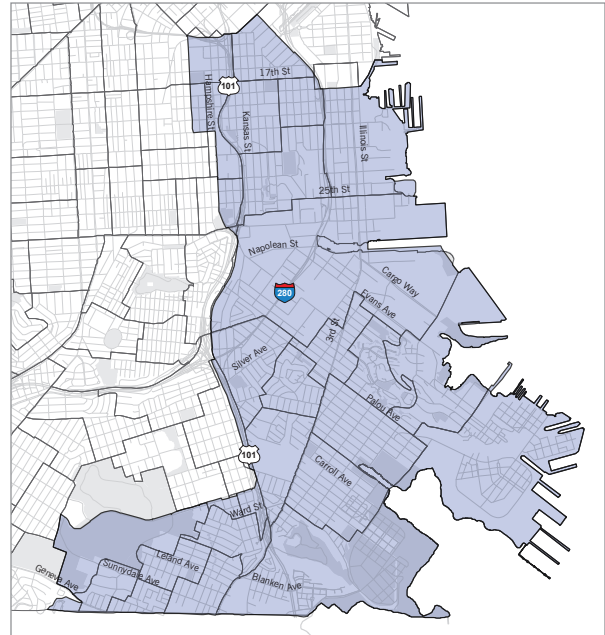
Some College/Associate Degree 24%

College Degree 22%

Graduate/Professional Degree 12%

## Nativity

Foreign Born 39%



**Occupied Units**

Owner occupied	45%
Renter occupied	47%

**Vacant Units****8%**

For rent	17%
For sale only	12%
Rented or sold, not occupied	9%
For seasonal, recreational, or occ. use	7%
Other vacant	54%

Median Year Moved In to Unit (Own)	1993
Median Year Moved In to Unit (Rent)	2002

Percent in Same House Last Year	90%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	56%
2–4 Units	19%
5–9 Units	8%
10–19 Units	5%
20 Units or more	11%
Other	1%

**Unit Size**

No Bedroom	4%
1 Bedroom	16%
2 Bedrooms	37%
3–4 Bedrooms	42%
5 or More Bedrooms	2%

**Housing Prices**

Median Rent	\$1,059
Median Contract Rent	\$1,122
Median Rent as % of Household Income	26%
Median Home Value	\$555,436

**Vehicles Available****33,290**

Homeowners	62%
Renters	38%
Vehicles Per Capita	0.46

Households with no vehicle	18%
Percent of Homeowning households	8%
Percent of Renting households	28%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$64,569
Median Family Income	\$62,839
Per Capita Income	\$32,394
Percent in Poverty	18%

**Employment**

Unemployment Rate	12%
Percent Unemployment Female	11%
Percent Unemployment Male	13%
Employed Residents	35,430
Managerial Professional	38%
Services	23%
Sales and Office	22%
Natural Resources	6%
Production Transport Materials	11%

**Journey to Work**

Workers 16 Years and Older	34,640
Car	58%
Drove Alone	48%
Carpooled	10%
Transit	28%
Bike	3%
Walk	4%
Other	2%
Worked at Home	5%

Notes:

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2010 Census Tracts for Neighborhood:

# Supervisor District 11

## Demographics

**Total Population** 85,090

Group Quarter Population 950

Percent Female 54%

**Households** 23,500

Family Households 73%

Non-Family Households 27%

Single Person Households, % of Total 17%

Households with Children, % of Total 34%

Households with 60 years and older 44%

Average Household Size 3.6

Average Family Household Size 4.2

## Race/Ethnicity

Asian 50%

Black/African American 6%

White 28%

Native American Indian 1%

Native Hawaiian/Pacific Islander 0.4%

Other/Two or More Races 16%

% Latino (of Any Race) 28%

## Age

0–4 years 5%

5–17 years 12%

18–34 years 26%

35–59 years 37%

60 and older 21%

Median Age 40.2

## Educational Attainment

(Residents 25 years and older)

High School or Less 47%

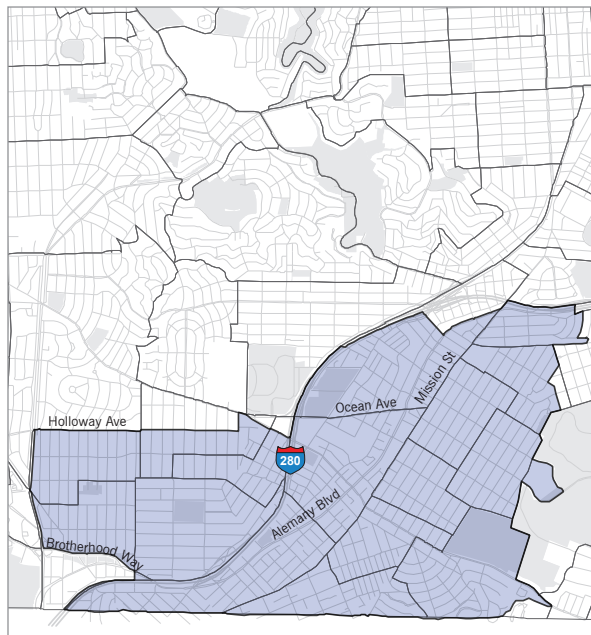
Some College/Associate Degree 26%

College Degree 20%

Graduate/Professional Degree 8%

## Nativity

Foreign Born 52%



## Language Spoken at Home

(Residents 5 years and older)

English Only 30%

Spanish Only 23%

Asian/Pacific Islander 44%

Other European Languages 3%

Other Languages 1%

## Linguistic Isolation

% of All Households 21%

% of Spanish-Speaking Households 25%

% of Asian Language Speaking Households 34%

% of Other European-Speaking Households 17%

% of Households Speaking Other Languages 6%

## Housing Characteristics

Total Number of Units 24,520

Units Built Since 2000 1,080

Median Year Structure Built\* 1942



**Occupied Units**

Owner occupied	62%
Renter occupied	34%

**Vacant Units**

	<b>4%</b>
For rent	10%
For sale only	6%
Rented or sold, not occupied	18%
For seasonal, recreational, or occ. use	10%
Other vacant	55%

Median Year Moved In to Unit (Own)	1989
Median Year Moved In to Unit (Rent)	2001

Percent in Same House Last Year	91%
Percent Abroad Last Year	1%

**Structure Type**

Single Family Housing	81%
2–4 Units	12%
5–9 Units	3%
10–19 Units	2%
20 Units or more	2%
Other	0%

**Unit Size**

No Bedroom	2%
1 Bedroom	9%
2 Bedrooms	41%
3–4 Bedrooms	42%
5 or More Bedrooms	5%

**Housing Prices**

Median Rent	\$1,350
Median Contract Rent	\$1,401
Median Rent as % of Household Income	33%
Median Home Value	\$598,343

**Vehicles Available**

	<b>38,750</b>
Homeowners	73%
Renters	27%
Vehicles Per Capita	0.46

Households with no vehicle	13%
Percent of Homeowning households	7%
Percent of Renting households	23%

**Income, Employment and Journey to Work****Income**

Median Household Income	\$69,961
Median Family Income	\$71,726
Per Capita Income	\$26,492
Percent in Poverty	11%

**Employment**

Unemployment Rate	11%
Percent Unemployment Female	10%
Percent Unemployment Male	12%
Employed Residents	43,180
Managerial Professional	28%
Services	29%
Sales and Office	24%
Natural Resources	8%
Production Transport Materials	11%

**Journey to Work**

Workers 16 Years and Older	41,860
Car	59%
Drove Alone	48%
Carpooled	11%
Transit	34%
Bike	1%
Walk	2%
Other	2%
Worked at Home	3%

**Notes:**

\* "1939" represents 1939 or earlier

Note: Numbers from the American Community Survey are estimates and are subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

2010 Census Tracts for Neighborhood:

# ACKNOWLEDGMENTS

## Mayor

Edwin M. Lee

## Board of Supervisors

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Eric Mar  
Mark Farrell  
Aaron Peskin  
Katy Tang  
Jane Kim  
Norman Yee  
Scott Weiner  
David Campos  
Malia Cohen  
John Avalos

## Planning Department

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Gil Kelley, *Director of Citywide Planning*  
Teresa Ojeda, *Manager, Information and Analysis Group*  
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## Planning Commission

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Cindy Wu, *Vice-President*  
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Rich Hillis  
Christine Johnson  
Kathrin Moore  
Dennis Richards

## Historic Preservation Commission

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Aaron Jon Hyland, *Vice-President*  
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Jonathan Pearlman