

# SAN FRANCISCO SUPERVISOR DISTRICTS SOCIO-ECONOMIC PROFILES

American Community Survey 2012–2016





© 2018 San Francisco Planning Department

1650 Mission Street, Suite 400  
San Francisco, CA 94103-3114  
[www.sfplanning.org](http://www.sfplanning.org)

**Front Cover:** SF Planning

# SAN FRANCISCO SUPERVISOR DISTRICTS SOCIO-ECONOMIC PROFILES

American Community Survey 2012–2016

San Francisco Planning Department  
September 2018







# TABLE OF CONTENTS

<b>Foreword</b>	<b>01</b>
<b>Data Sources</b>	<b>02</b>
<b>San Francisco</b>	<b>04</b>
<b>Supervisor District Profiles At A Glance</b>	<b>06</b>
Supervisor District 1	08
Supervisor District 2	10
Supervisor District 3	12
Supervisor District 4	14
Supervisor District 5	16
Supervisor District 6	18
Supervisor District 7	20
Supervisor District 8	22
Supervisor District 9	24
Supervisor District 10	26
Supervisor District 11	28



# 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.

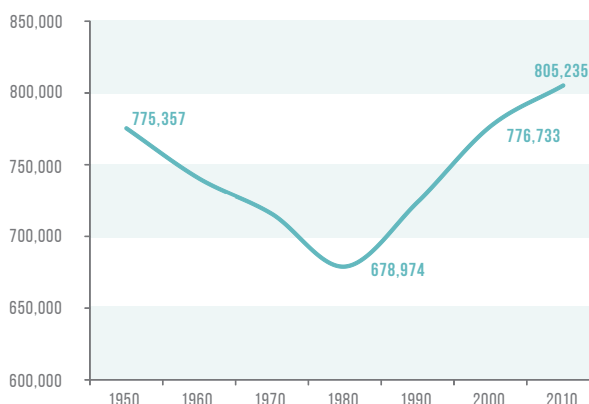
San Franciscans are also getting older, with a median age of 38.2 years. The number of children under 5 years old is growing but San Francisco continues to place at the top of the ranking of major cities with the fewest children. The numbers of older San Franciscans are growing as well. Family households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

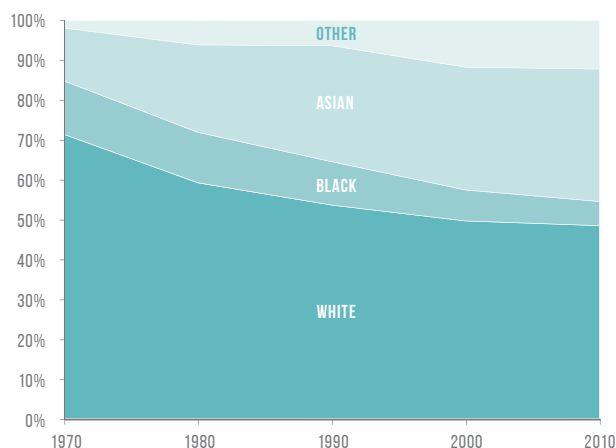
More employed San Franciscans are taking transit to work. Commuting by car has dropped and other travel to work modes such as biking and walking are becoming more popular. Working at home is also increasing. A growing number of San Francisco households are car-free.

San Francisco is a city of neighborhoods, diverse in composition and character. This report compiles census-tract-level 2016 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.

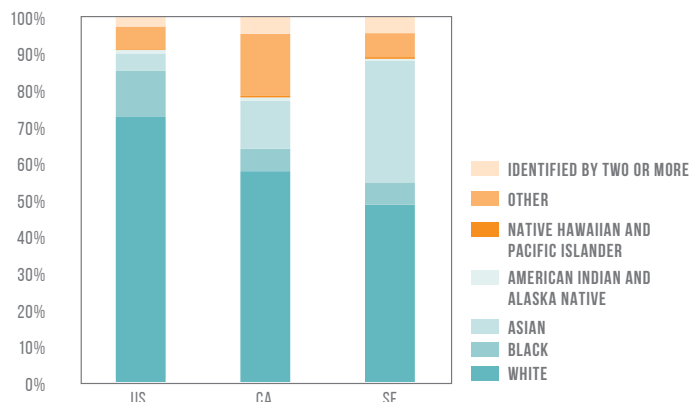
## SAN FRANCISCO POPULATION, 1950–2010



## 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 2016 Five Year American Community Survey (ACS), released in December 2017. 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 2016 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

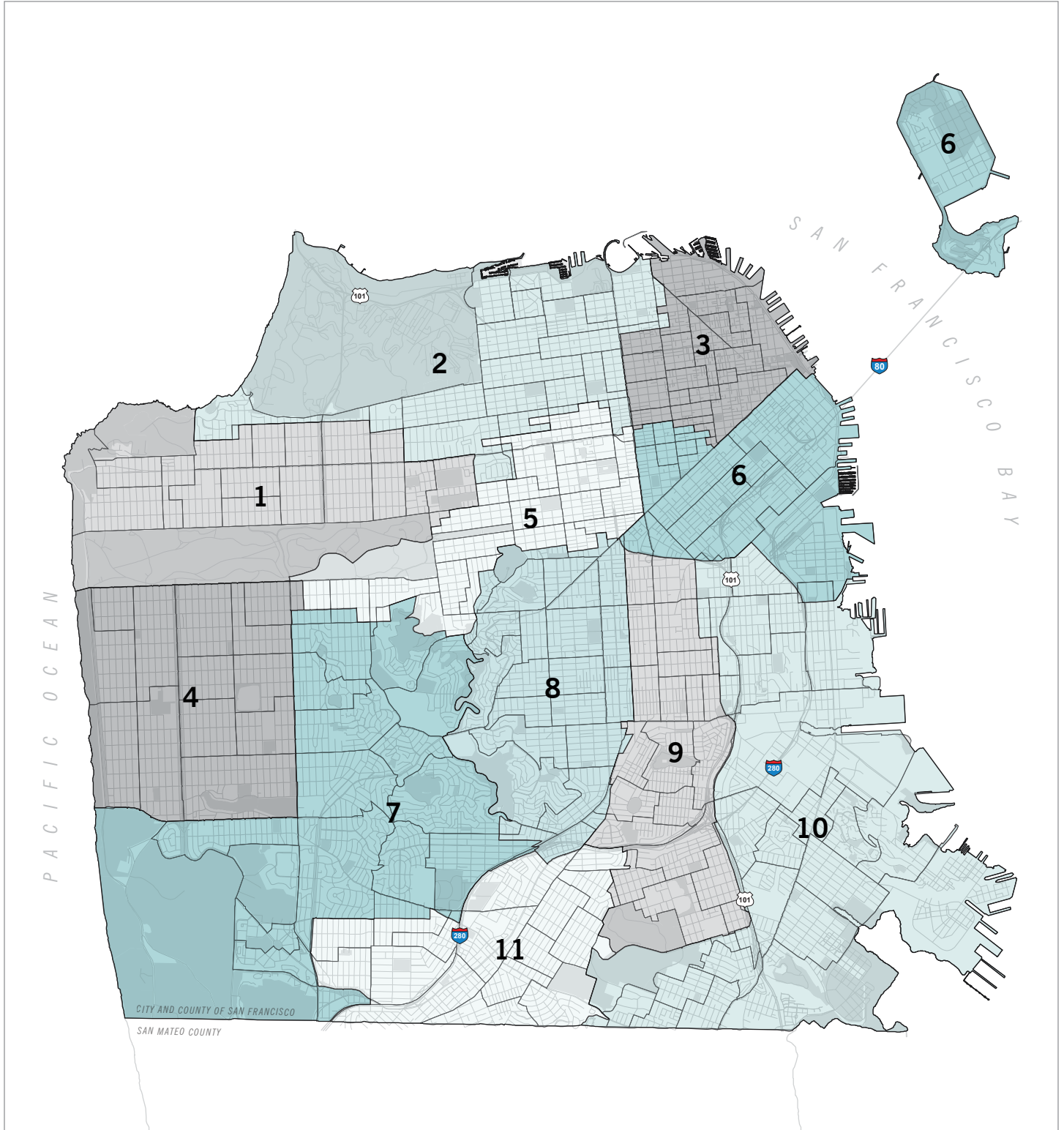
Data from the 2016 Five Year American Community Survey sample use the updated 2010 census tract geographies, with updates to the tract designation from the 2000 census. For this report, the Planning Department aggregated census tracts into popularly-defined neighborhoods. Because the census tracts don't 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.

---

<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>841,820</b>
Group Quarter Population	19,560
Percent Female	49%

<b>Households</b>	<b>352,490</b>
Family Households	47%
Non-Family Households	53%
Single Person Households, % of Total	37%
Households with Children, % of Total	19%
Households with 60 years and older	34%
Average Household Size	2.3
Average Family Household Size	3.3

## Race/Ethnicity

Asian	34%
Black/African American	5%
White	48%
Native American Indian	0.3%
Native Hawaiian/Pacific Islander	0.4%
Other/Two or More Races	12%
% 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	25%
Some College/Associate Degree	20%
College Degree	33%
Graduate/Professional Degree	22%

## Nativity

Foreign Born	35%
--------------	-----

## Language Spoken at Home

(Residents 5 years and older)

English Only	56%
Spanish Only	11%
Asian/Pacific Islander	26%
Other European Languages	6%
Other Languages	1%

## Linguistic Isolation

% of All Households	12%
% of Spanish-Speaking Households	21%
% of Asian Language Speaking Households	36%
% of Other European-Speaking Households	17%
% of Households Speaking Other Languages	13%

## Housing Characteristics

Total Number of Units	382,220
Median Year Structure Built*	1958

## Occupied Units

Owner occupied	37%
Renter occupied	63%

## Vacant Units

<b>8%</b>	
For rent	20%
For sale only	4%
Rented or sold, not occupied	17%
For seasonal, recreational, or occ. use	26%
Other vacant	34%

Median Year Moved In to Unit (Own)	1995
Median Year Moved In to Unit (Rent)	2005

Percent in Same House Last Year	87%
Percent Abroad Last Year	2%

**Structure Type**

Single Family Housing	32%
2–4 Units	21%
5–9 Units	10%
10–19 Units	10%
20 Units or more	26%
Other	0.2%

**Unit Size**

No Bedroom	14%
1 Bedroom	27%
2 Bedrooms	31%
3–4 Bedrooms	26%
5 or More Bedrooms	2%

**Housing Prices**

Median Rent	\$1,190
Median Contract Rent	\$1,303
Median Rent as % of Household Income	26%
Median Home Value	\$774,917

**Vehicles Available****380,290**

Homeowners	54%
Renters	46%
Vehicles Per Capita	0.46
Households with no vehicle	30%
Percent of Homeowning households	11%
Percent of Renting households	42%

**Employment**

Unemployment Rate	6%
Percent Unemployment Female	6%
Percent Unemployment Male	6%
Employed Residents	483,060
Managerial Professional	55%
Services	17%
Sales and Office	20%
Natural Resources	4%
Production Transport Materials	5%

**Journey to Work**

Workers 16 Years and Older	473,730
Car	42%
Drove Alone	35%
Carpooled	7%
Transit	34%
Bike	4%
Walk	10%
Other	3%
Worked at Home	7%

Population Density per Acre	28.1
-----------------------------	------

**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	\$88,643
Median Family Income	\$104,002
Per Capita Income	\$55,567
Percent in Poverty	12%





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



# Supervisor District 1

## Demographics

<b>Total Population</b>	<b>79,970</b>
Group Quarter Population	3,660
Percent Female	52%

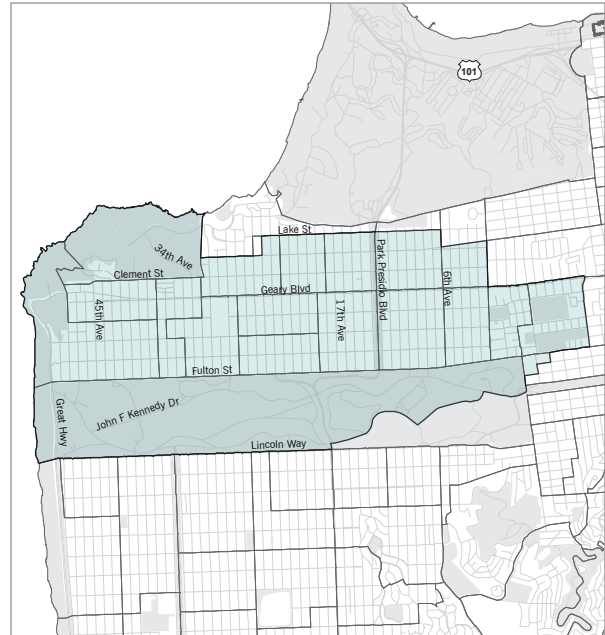
<b>Households</b>	<b>32,240</b>
Family Households	51%
Non-Family Households	49%
Single Person Households, % of Total	33%
Households with Children, % of Total	18%
Households with 60 years and older	38%
Average Household Size	2.4
Average Family Household Size	3.1

<b>Race/Ethnicity</b>	
Asian	40%
Black/African American	2%
White	49%
Native American Indian	0.1%
Native Hawaiian/Pacific Islander	0.4%
Other/Two or More Races	8%
% Latino (of Any Race)	8%

<b>Age</b>	
0–4 years	4%
5–17 years	8%
18–34 years	31%
35–59 years	33%
60 and older	23%
Median Age	39.1

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

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



## Language Spoken at Home

(Residents 5 years and older)

English Only	58%
Spanish Only	4%
Asian/Pacific Islander	29%
Other European Languages	9%
Other Languages	1%

## Linguistic Isolation

% of All Households	13%
% of Spanish-Speaking Households	13%
% of Asian Language Speaking Households	34%
% of Other European-Speaking Households	26%
% of Households Speaking Other Languages	26%

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:

## Housing Characteristics

Total Number of Units	34,660
Median Year Structure Built*	1956

### Occupied Units

Owner occupied	35%
Renter occupied	65%

### Vacant Units

	<b>7%</b>
For rent	6%
For sale only	4%
Rented or sold, not occupied	12%
For seasonal, recreational, or occ. use	26%
Other vacant	52%

Median Year Moved In to Unit (Own)	1980
Median Year Moved In to Unit (Rent)	1995

Percent in Same House Last Year	87%
Percent Abroad Last Year	1%

### Structure Type

Single Family Housing	29%
2–4 Units	43%
5–9 Units	14%
10–19 Units	10%
20 Units or more	5%
Other	0.1%

### Unit Size

No Bedroom	6%
1 Bedroom	26%
2 Bedrooms	36%
3–4 Bedrooms	29%
5 or More Bedrooms	3%

### Housing Prices

Median Rent	\$1,440
Median Contract Rent	\$1,470
Median Rent as % of Household Income	26%
Median Home Value	\$875,948

## Vehicles Available

Homeowners	46%
Renters	54%
Vehicles Per Capita	0.51
Households with no vehicle	22%
Percent of Homeowning households	12%
Percent of Renting households	28%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$83,215
Median Family Income	\$103,755
Per Capita Income	\$48,651
Percent in Poverty	11%

### Employment

Unemployment Rate	5%
Percent Unemployment Female	5%
Percent Unemployment Male	6%
Employed Residents	45,840
Managerial Professional	54%
Services	17%
Sales and Office	21%
Natural Resources	3%
Production Transport Materials	5%

### Journey to Work

Workers 16 Years and Older	44,810
Car	45%
Drove Alone	38%
Carpooled	8%
Transit	34%
Bike	4%
Walk	7%
Other	2%
Worked at Home	8%
Population Density per Acre	24.5

## Supervisor District 2

### Demographics

**Total Population** 68,390

Group Quarter Population 870

Percent Female 52%

**Households** 35,960

Family Households 35%

Non-Family Households 65%

Single Person Households, % of Total 47%

Households with Children, % of Total 14%

Households with 60 years and older 26%

Average Household Size 1.9

Average Family Household Size 2.8

### Race/Ethnicity

Asian 15%

Black/African American 1%

White 78%

Native American Indian 0.1%

Native Hawaiian/Pacific Islander 0.3%

Other/Two or More Races 6%

% Latino (of Any Race) 7%

### Age

0–4 years 5%

5–17 years 7%

18–34 years 37%

35–59 years 32%

60 and older 18%

Median Age 35.3

### Educational Attainment

(Residents 25 years and older)

High School or Less 7%

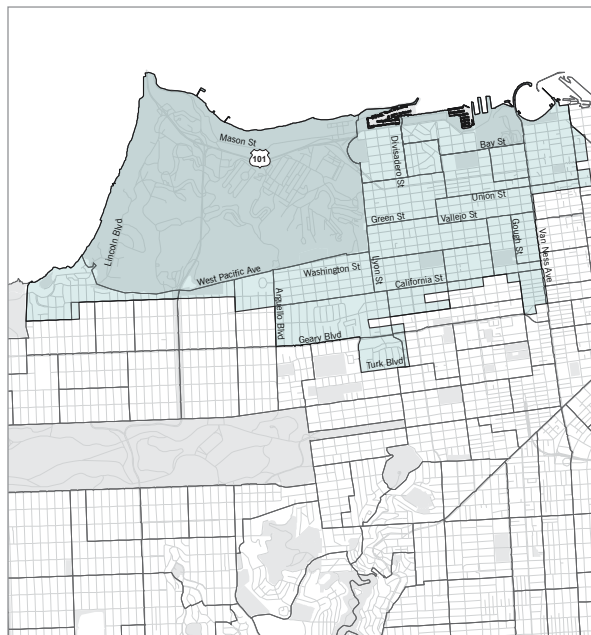
Some College/Associate Degree 12%

College Degree 47%

Graduate/Professional Degree 34%

### Nativity

Foreign Born 17%



### Language Spoken at Home

(Residents 5 years and older)

English Only 81%

Spanish Only 4%

Asian/Pacific Islander 7%

Other European Languages 7%

Other Languages 1%

### Linguistic Isolation

% of All Households 3%

% of Spanish-Speaking Households 5%

% of Asian Language Speaking Households 19%

% of Other European-Speaking Households 13%

% of Households Speaking Other Languages 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:

## Housing Characteristics

Total Number of Units	39,780
Median Year Structure Built*	1956

### Occupied Units

Owner occupied	28%
Renter occupied	72%

### Vacant Units

For rent	17%
For sale only	4%
Rented or sold, not occupied	22%
For seasonal, recreational, or occ. use	21%
Other vacant	36%

Median Year Moved In to Unit (Own)	1987
Median Year Moved In to Unit (Rent)	1997

Percent in Same House Last Year	82%
Percent Abroad Last Year	1%

### Structure Type

Single Family Housing	15%
2–4 Units	23%
5–9 Units	14%
10–19 Units	23%
20 Units or more	24%
Other	0.1%

### Unit Size

No Bedroom	13%
1 Bedroom	38%
2 Bedrooms	27%
3–4 Bedrooms	19%
5 or More Bedrooms	3%

### Housing Prices

Median Rent	\$1,643
Median Contract Rent	\$1,697
Median Rent as % of Household Income	23%
Median Home Value	\$887,429

### Vehicles Available

Homeowners	38%
Renters	62%
Vehicles Per Capita	0.57
Households with no vehicle	24%
Percent of Homeowning households	11%
Percent of Renting households	28%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$128,633
Median Family Income	\$194,825
Per Capita Income	\$100,283
Percent in Poverty	6%

### Employment

Unemployment Rate	4%
Percent Unemployment Female	4%
Percent Unemployment Male	3%
Employed Residents	44,460
Managerial Professional	70%
Services	6%
Sales and Office	22%
Natural Resources	1%
Production Transport Materials	2%

### Journey to Work

Workers 16 Years and Older	43,790
Car	40%
Drove Alone	34%
Carpooled	6%
Transit	33%
Bike	3%
Walk	8%
Other	5%
Worked at Home	11%
Population Density per Acre	21.1

## Supervisor District 3

### Demographics

**Total Population** 72,360

Group Quarter Population 530

Percent Female 50%

**Households** 39,840

Family Households 33%

Non-Family Households 67%

Single Person Households, % of Total 52%

Households with Children, % of Total 9%

Households with 60 years and older 36%

Average Household Size 1.8

Average Family Household Size 2.8

### Race/Ethnicity

Asian 44%

Black/African American 2%

White 47%

Native American Indian 0.2%

Native Hawaiian/Pacific Islander 0%

Other/Two or More Races 7%

% Latino (of Any Race) 9%

### Age

0–4 years 3%

5–17 years 5%

18–34 years 35%

35–59 years 31%

60 and older 25%

Median Age 40.3

### Educational Attainment

(Residents 25 years and older)

High School or Less 30%

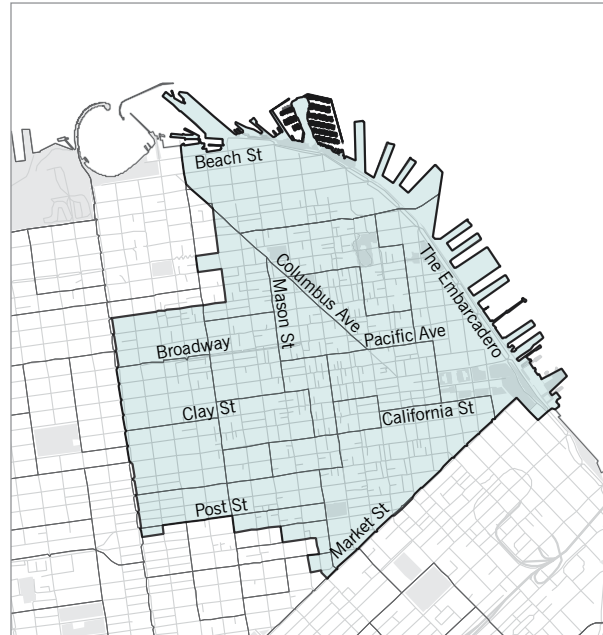
Some College/Associate Degree 17%

College Degree 33%

Graduate/Professional Degree 20%

### Nativity

Foreign Born 42%



### Language Spoken at Home

(Residents 5 years and older)

English Only 51%

Spanish Only 5%

Asian/Pacific Islander 37%

Other European Languages 6%

Other Languages 1%

### Linguistic Isolation

% of All Households 22%

% of Spanish-Speaking Households 14%

% of Asian Language Speaking Households 62%

% of Other European-Speaking Households 15%

% of Households Speaking Other Languages 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:



## Housing Characteristics

Total Number of Units	45,030
Median Year Structure Built*	1959

### Occupied Units

Owner occupied	14%
Renter occupied	86%

### Vacant Units

For rent	27%
For sale only	2%
Rented or sold, not occupied	13%
For seasonal, recreational, or occ. use	25%
Other vacant	33%

Median Year Moved In to Unit (Own)	1988
Median Year Moved In to Unit (Rent)	1994

Percent in Same House Last Year	83%
Percent Abroad Last Year	3%

### Structure Type

Single Family Housing	3%
2–4 Units	21%
5–9 Units	12%
10–19 Units	20%
20 Units or more	22%
Other	0.2%

### Unit Size

No Bedroom	32%
1 Bedroom	35%
2 Bedrooms	23%
3–4 Bedrooms	9%
5 or More Bedrooms	1%

### Housing Prices

Median Rent	\$1,236
Median Contract Rent	\$1,081
Median Rent as % of Household Income	26%
Median Home Value	\$775,070

### Vehicles Available

Homeowners	30%
Renters	70%
Vehicles Per Capita	0.27
Households with no vehicle	59%
Percent of Homeowning households	22%
Percent of Renting households	65%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$59,111
Median Family Income	\$64,633
Per Capita Income	\$56,770
Percent in Poverty	17%

### Employment

Unemployment Rate	5%
Percent Unemployment Female	5%
Percent Unemployment Male	6%
Employed Residents	42,690
Managerial Professional	53%
Services	19%
Sales and Office	22%
Natural Resources	2%
Production Transport Materials	4%

### Journey to Work

Workers 16 Years and Older	41,890
Car	23%
Drove Alone	19%
Carpooled	5%
Transit	29%
Bike	2%
Walk	35%
Other	4%
Worked at Home	7%
Population Density per Acre	58.7

## Supervisor District 4

### Demographics

<b>Total Population</b>	<b>77,000</b>
Group Quarter Population	420
Percent Female	51%

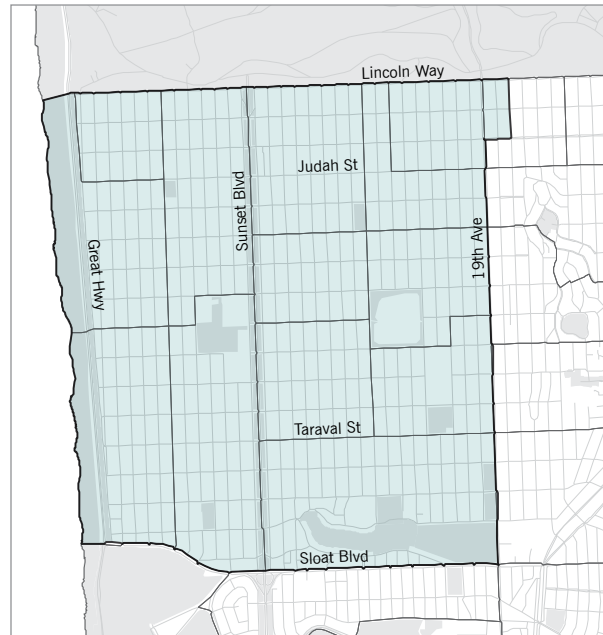
<b>Households</b>	<b>26,680</b>
Family Households	66%
Non-Family Households	34%
Single Person Households, % of Total	23%
Households with Children, % of Total	25%
Households with 60 years and older	45%
Average Household Size	2.9
Average Family Household Size	3.5

<b>Race/Ethnicity</b>	
Asian	57%
Black/African American	1%
White	34%
Native American Indian	0.1%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	7%
% Latino (of Any Race)	6%

<b>Age</b>	
0–4 years	5%
5–17 years	11%
18–34 years	24%
35–59 years	36%
60 and older	24%
Median Age	42.3

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	28%
Some College/Associate Degree	25%
College Degree	31%
Graduate/Professional Degree	15%

<b>Nativity</b>	
Foreign Born	42%



### Language Spoken at Home

(Residents 5 years and older)

English Only	46%
Spanish Only	3%
Asian/Pacific Islander	44%
Other European Languages	6%
Other Languages	1%

### Linguistic Isolation

% of All Households	15%
% of Spanish-Speaking Households	10%
% of Asian Language Speaking Households	29%
% of Other European-Speaking Households	22%
% of Households Speaking Other Languages	20%

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:

## Housing Characteristics

Total Number of Units	27,750
Median Year Structure Built*	1939

### Occupied Units

Owner occupied	59%
Renter occupied	41%

### Vacant Units

	4%
For rent	8%
For sale only	6%
Rented or sold, not occupied	39%
For seasonal, recreational, or occ. use	20%
Other vacant	27%

Median Year Moved In to Unit (Own)	1980
Median Year Moved In to Unit (Rent)	1995

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

### Structure Type

Single Family Housing	72%
2–4 Units	33%
5–9 Units	20%
10–19 Units	33%
20 Units or more	35%
Other	0.2%

### Unit Size

No Bedroom	2%
1 Bedroom	13%
2 Bedrooms	40%
3–4 Bedrooms	41%
5 or More Bedrooms	4%

### Housing Prices

Median Rent	\$1,476
Median Contract Rent	\$1,495
Median Rent as % of Household Income	26%
Median Home Value	\$818,849

## Vehicles Available

Homeowners	66%
Renters	34%
Vehicles Per Capita	0.54
Households with no vehicle	12%
Percent of Homeowning households	8%
Percent of Renting households	17%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$88,801
Median Family Income	\$103,128
Per Capita Income	\$41,988
Percent in Poverty	10%

### Employment

Unemployment Rate	6%
Percent Unemployment Female	6%
Percent Unemployment Male	6%
Employed Residents	40,190
Managerial Professional	48%
Services	18%
Sales and Office	22%
Natural Resources	5%
Production Transport Materials	6%

### Journey to Work

Workers 16 Years and Older	40,370
Car	60%
Drove Alone	48%
Carpooled	12%
Transit	28%
Bike	2%
Walk	3%
Other	2%
Worked at Home	5%
Population Density per Acre	31.0

# Supervisor District 5

## Demographics

<b>Total Population</b>	<b>84,030</b>
Group Quarter Population	1,880
Percent Female	49%

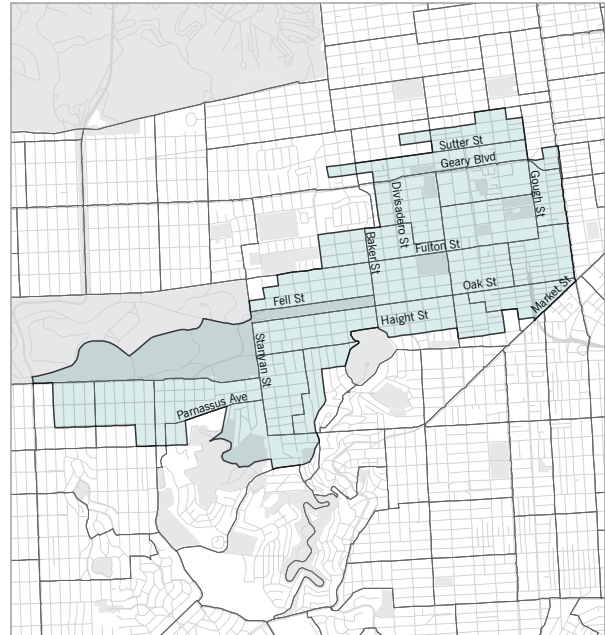
<b>Households</b>	<b>40,460</b>
Family Households	35%
Non-Family Households	65%
Single Person Households, % of Total	42%
Households with Children, % of Total	13%
Households with 60 years and older	28%
Average Household Size	2.0
Average Family Household Size	2.8

<b>Race/Ethnicity</b>	
Asian	19%
Black/African American	10%
White	62%
Native American Indian	0.4%
Native Hawaiian/Pacific Islander	0.1%
Other/Two or More Races	8%
% Latino (of Any Race)	9%

<b>Age</b>	
0–4 years	4%
5–17 years	6%
18–34 years	37%
35–59 years	35%
60 and older	18%
Median Age	36.6

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	14%
Some College/Associate Degree	18%
College Degree	41%
Graduate/Professional Degree	27%

<b>Nativity</b>	
Foreign Born	24%



## Language Spoken at Home

(Residents 5 years and older)

English Only	73%
Spanish Only	5%
Asian/Pacific Islander	13%
Other European Languages	7%
Other Languages	1%

## Linguistic Isolation

% of All Households	8%
% of Spanish-Speaking Households	16%
% of Asian Language Speaking Households	36%
% of Other European-Speaking Households	21%
% of Households Speaking Other Languages	17%

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:

## Housing Characteristics

Total Number of Units	43,570
Median Year Structure Built*	1963

### Occupied Units

Owner occupied	23%
Renter occupied	77%

### Vacant Units

	<b>7%</b>
For rent	22%
For sale only	5%
Rented or sold, not occupied	19%
For seasonal, recreational, or occ. use	19%
Other vacant	34%

Median Year Moved In to Unit (Own)	1988
Median Year Moved In to Unit (Rent)	1995

Percent in Same House Last Year	83%
Percent Abroad Last Year	2%

### Structure Type

Single Family Housing	11%
2–4 Units	21%
5–9 Units	13%
10–19 Units	21%
20 Units or more	22%
Other	0.1%

### Unit Size

No Bedroom	14%
1 Bedroom	37%
2 Bedrooms	29%
3–4 Bedrooms	18%
5 or More Bedrooms	2%

### Housing Prices

Median Rent	\$1,158
Median Contract Rent	\$1,340
Median Rent as % of Household Income	26%
Median Home Value	\$799,898

## Vehicles Available **33,550**

Homeowners	34%
Renters	66%
Vehicles Per Capita	0.41
Households with no vehicle	38%
Percent of Homeowning households	18%
Percent of Renting households	43%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$91,055
Median Family Income	\$121,054
Per Capita Income	\$64,042
Percent in Poverty	13%

### Employment

Unemployment Rate	5%
Percent Unemployment Female	5%
Percent Unemployment Male	5%
Employed Residents	54,180
Managerial Professional	65%
Services	11%
Sales and Office	19%
Natural Resources	2%
Production Transport Materials	3%

### Journey to Work

Workers 16 Years and Older	53,410
Car	31%
Drove Alone	26%
Carpooled	5%
Transit	41%
Bike	7%
Walk	11%
Other	4%
Worked at Home	7%
Population Density per Acre	56.0



# Supervisor District 6

## Demographics

<b>Total Population</b>	<b>69,360</b>
Group Quarter Population	4,770
Percent Female	43%

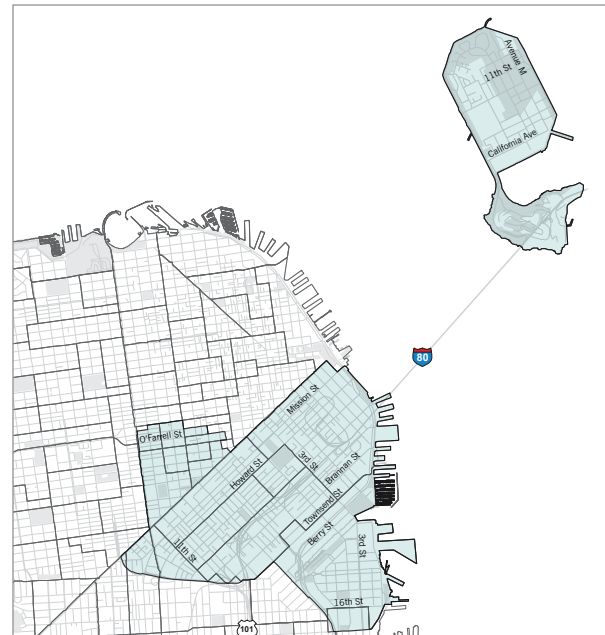
<b>Households</b>	<b>37,280</b>
Family Households	31%
Non-Family Households	69%
Single Person Households, % of Total	55%
Households with Children, % of Total	10%
Households with 60 years and older	27%
Average Household Size	1.7
Average Family Household Size	2.7

<b>Race/Ethnicity</b>	
Asian	35%
Black/African American	9%
White	43%
Native American Indian	0.5%
Native Hawaiian/Pacific Islander	0.3%
Other/Two or More Races	12%
% Latino (of Any Race)	16%

<b>Age</b>	
0–4 years	3%
5–17 years	5%
18–34 years	34%
35–59 years	39%
60 and older	18%
Median Age	38.3

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	29%
Some College/Associate Degree	20%
College Degree	29%
Graduate/Professional Degree	21%

<b>Nativity</b>	
Foreign Born	42%



## Language Spoken at Home

(Residents 5 years and older)

English Only	53%
Spanish Only	11%
Asian/Pacific Islander	25%
Other European Languages	8%
Other Languages	3%

## Linguistic Isolation

% of All Households	18%
% of Spanish-Speaking Households	42%
% of Asian Language Speaking Households	43%
% of Other European-Speaking Households	24%
% of Households Speaking Other Languages	23%

### 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:

## Housing Characteristics

Total Number of Units	42,920
Median Year Structure Built*	1990

### Occupied Units

Owner occupied	19%
Renter occupied	81%

### Vacant Units

	<b>13%</b>
For rent	28%
For sale only	1%
Rented or sold, not occupied	16%
For seasonal, recreational, or occ. use	40%
Other vacant	16%

Median Year Moved In to Unit (Own)	1993
Median Year Moved In to Unit (Rent)	1996

Percent in Same House Last Year	80%
Percent Abroad Last Year	3%

### Structure Type

Single Family Housing	2%
2–4 Units	22%
5–9 Units	32%
10–19 Units	21%
20 Units or more	23%
Other	0.2%

### Unit Size

No Bedroom	39%
1 Bedroom	35%
2 Bedrooms	20%
3–4 Bedrooms	6%
5 or More Bedrooms	1%

### Housing Prices

Median Rent	\$945
Median Contract Rent	\$794
Median Rent as % of Household Income	26%
Median Home Value	\$695,276

## Vehicles Available

Homeowners	39%
Renters	61%
Vehicles Per Capita	0.29
Households with no vehicle	58%
Percent of Homeowning households	18%
Percent of Renting households	67%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$54,819
Median Family Income	\$85,207
Per Capita Income	\$59,183
Percent in Poverty	23%

### Employment

Unemployment Rate	6%
Percent Unemployment Female	5%
Percent Unemployment Male	7%
Employed Residents	38,500
Managerial Professional	57%
Services	18%
Sales and Office	17%
Natural Resources	2%
Production Transport Materials	5%

### Journey to Work

Workers 16 Years and Older	37,750
Car	21%
Drove Alone	17%
Carpooled	4%
Transit	37%
Bike	5%
Walk	31%
Other	3%
Worked at Home	5%
Population Density per Acre	30.5

# Supervisor District 7

## Demographics

<b>Total Population</b>	<b>74,710</b>
Group Quarter Population	3,850
Percent Female	51%

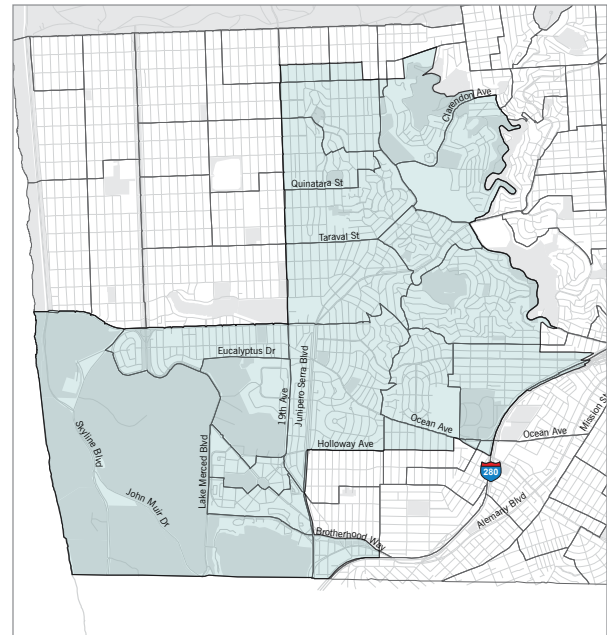
<b>Households</b>	<b>27,280</b>
Family Households	62%
Non-Family Households	38%
Single Person Households, % of Total	25%
Households with Children, % of Total	24%
Households with 60 years and older	43%
Average Household Size	2.6
Average Family Household Size	3.1

<b>Race/Ethnicity</b>	
Asian	34%
Black/African American	4%
White	52%
Native American Indian	0.2%
Native Hawaiian/Pacific Islander	0.2%
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	28%
35–59 years	33%
60 and older	24%
Median Age	40.3

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	15%
Some College/Associate Degree	20%
College Degree	38%
Graduate/Professional Degree	28%

<b>Nativity</b>	
Foreign Born	31%



## Language Spoken at Home

(Residents 5 years and older)

English Only	60%
Spanish Only	7%
Asian/Pacific Islander	22%
Other European Languages	10%
Other Languages	1%

## Linguistic Isolation

% of All Households	8%
% of Spanish-Speaking Households	13%
% of Asian Language Speaking Households	22%
% of Other European-Speaking Households	18%
% of Households Speaking Other Languages	6%

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:

## Housing Characteristics

Total Number of Units	28,870
Median Year Structure Built*	1947

### Occupied Units

Owner occupied	62%
Renter occupied	38%

### Vacant Units

	<b>6%</b>
For rent	18%
For sale only	7%
Rented or sold, not occupied	18%
For seasonal, recreational, or occ. use	27%
Other vacant	31%

Median Year Moved In to Unit (Own)	1981
Median Year Moved In to Unit (Rent)	1996

Percent in Same House Last Year	86%
Percent Abroad Last Year	2%

### Structure Type

Single Family Housing	70%
2–4 Units	32%
5–9 Units	19%
10–19 Units	32%
20 Units or more	34%
Other	0.3%

### Unit Size

No Bedroom	3%
1 Bedroom	13%
2 Bedrooms	32%
3–4 Bedrooms	48%
5 or More Bedrooms	4%

### Housing Prices

Median Rent	\$1,810
Median Contract Rent	\$1,613
Median Rent as % of Household Income	26%
Median Home Value	\$924,881

## Vehicles Available **43,480**

Homeowners	71%
Renters	12%
Vehicles Per Capita	0.61
Households with no vehicle	12%
Percent of Homeowning households	5%
Percent of Renting households	23%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$115,552
Median Family Income	\$141,699
Per Capita Income	\$57,429
Percent in Poverty	10%

### Employment

Unemployment Rate	7%
Percent Unemployment Female	7%
Percent Unemployment Male	7%
Employed Residents	38,230
Managerial Professional	60%
Services	13%
Sales and Office	20%
Natural Resources	3%
Production Transport Materials	5%

### Journey to Work

Workers 16 Years and Older	37,470
Car	55%
Drove Alone	47%
Carpooled	9%
Transit	30%
Bike	1%
Walk	6%
Other	1%
Worked at Home	6%
Population Density per Acre	15.1

## Supervisor District 8

### Demographics

**Total Population** 68,200

Group Quarter Population 530

Percent Female 43%

**Households** 34,190

Family Households 35%

Non-Family Households 65%

Single Person Households, % of Total 41%

Households with Children, % of Total 14%

Households with 60 years and older 26%

Average Household Size 2.0

Average Family Household Size 2.8

### Race/Ethnicity

Asian 13%

Black/African American 3%

White 74%

Native American Indian 0.3%

Native Hawaiian/Pacific Islander 0.2%

Other/Two or More Races 9%

% Latino (of Any Race) 12%

### Age

0–4 years 5%

5–17 years 7%

18–34 years 28%

35–59 years 43%

60 and older 17%

Median Age 39.6

### Educational Attainment

(Residents 25 years and older)

High School or Less 9%

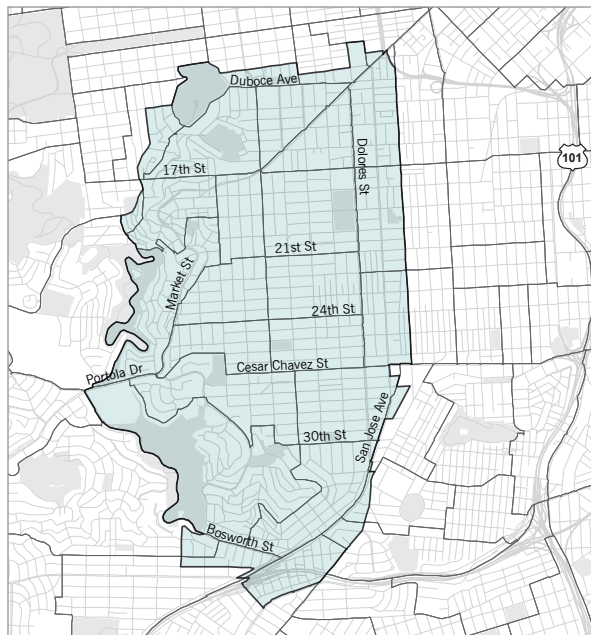
Some College/Associate Degree 17%

College Degree 39%

Graduate/Professional Degree 36%

### Nativity

Foreign Born 21%



### Language Spoken at Home

(Residents 5 years and older)

English Only 76%

Spanish Only 8%

Asian/Pacific Islander 6%

Other European Languages 8%

Other Languages 1%

### Linguistic Isolation

% of All Households 3%

% of Spanish-Speaking Households 13%

% of Asian Language Speaking Households 15%

% of Other European-Speaking Households 9%

% of Households Speaking Other Languages N/A

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:



## Housing Characteristics

Total Number of Units	36,890
Median Year Structure Built*	1957

### Occupied Units

Owner occupied	40%
Renter occupied	60%

### Vacant Units

	<b>7%</b>
For rent	20%
For sale only	3%
Rented or sold, not occupied	21%
For seasonal, recreational, or occ. use	26%
Other vacant	30%

Median Year Moved In to Unit (Own)	1987
Median Year Moved In to Unit (Rent)	1995

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

### Structure Type

Single Family Housing	27%
2–4 Units	25%
5–9 Units	15%
10–19 Units	25%
20 Units or more	26%
Other	0.3%

### Unit Size

No Bedroom	7%
1 Bedroom	33%
2 Bedrooms	35%
3–4 Bedrooms	25%
5 or More Bedrooms	1%

### Housing Prices

Median Rent	\$1,443
Median Contract Rent	\$1,523
Median Rent as % of Household Income	23%
Median Home Value	\$913,611

## Vehicles Available

Homeowners	51%
Renters	49%
Vehicles Per Capita	0.55
Households with no vehicle	24%
Percent of Homeowning households	11%
Percent of Renting households	33%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$121,250
Median Family Income	\$162,319
Per Capita Income	\$85,805
Percent in Poverty	7%

### Employment

Unemployment Rate	4%
Percent Unemployment Female	4%
Percent Unemployment Male	5%
Employed Residents	45,310
Managerial Professional	72%
Services	8%
Sales and Office	16%
Natural Resources	2%
Production Transport Materials	2%

### Journey to Work

Workers 16 Years and Older	44,410
Car	38%
Drove Alone	32%
Carpooled	5%
Transit	38%
Bike	7%
Walk	5%
Other	3%
Worked at Home	10%
Population Density per Acre	36.9

# Supervisor District 9

## Demographics

<b>Total Population</b>	<b>86,430</b>
Group Quarter Population	1,150
Percent Female	47%

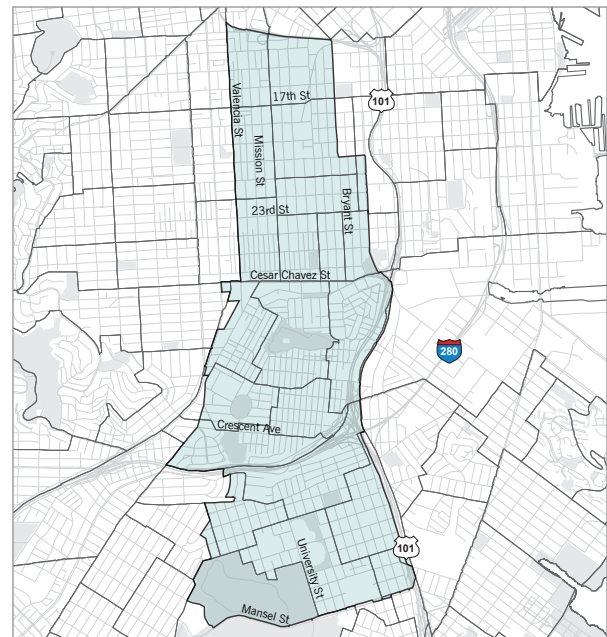
<b>Households</b>	<b>30,580</b>
Family Households	52%
Non-Family Households	47%
Single Person Households, % of Total	29%
Households with Children, % of Total	25%
Households with 60 years and older	31%
Average Household Size	2.8
Average Family Household Size	3.8

<b>Race/Ethnicity</b>	
Asian	24%
Black/African American	4%
White	47%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	24%
% Latino (of Any Race)	36%

<b>Age</b>	
0–4 years	5%
5–17 years	10%
18–34 years	29%
35–59 years	39%
60 and older	17%
Median Age	37.7

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	35%
Some College/Associate Degree	21%
College Degree	28%
Graduate/Professional Degree	17%

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



## Language Spoken at Home

(Residents 5 years and older)

English Only	48%
Spanish Only	30%
Asian/Pacific Islander	18%
Other European Languages	3%
Other Languages	1%

## Linguistic Isolation

% of All Households	14%
% of Spanish-Speaking Households	29%
% of Asian Language Speaking Households	31%
% of Other European-Speaking Households	8%
% of Households Speaking Other Languages	11%

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:

## Housing Characteristics

Total Number of Units	32,370
Median Year Structure Built*	1956

### Occupied Units

Owner occupied	42%
Renter occupied	58%

### Vacant Units

	<b>6%</b>
For rent	13%
For sale only	5%
Rented or sold, not occupied	11%
For seasonal, recreational, or occ. use	25%
Other vacant	45%

Median Year Moved In to Unit (Own)	1985
Median Year Moved In to Unit (Rent)	1994

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

### Structure Type

Single Family Housing	42%
2–4 Units	29%
5–9 Units	17%
10–19 Units	28%
20 Units or more	30%
Other	1%

### Unit Size

No Bedroom	11%
1 Bedroom	20%
2 Bedrooms	35%
3–4 Bedrooms	31%
5 or More Bedrooms	2%

### Housing Prices

Median Rent	\$612
Median Contract Rent	\$1,199
Median Rent as % of Household Income	26%
Median Home Value	\$735,156

## Vehicles Available **35,380**

Homeowners	56%
Renters	44%
Vehicles Per Capita	0.41
Households with no vehicle	27%
Percent of Homeowning households	11%
Percent of Renting households	40%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$83,839
Median Family Income	\$83,458
Per Capita Income	\$44,267
Percent in Poverty	12%

### Employment

Unemployment Rate	7%
Percent Unemployment Female	7%
Percent Unemployment Male	8%
Employed Residents	50,570
Managerial Professional	47%
Services	23%
Sales and Office	18%
Natural Resources	5%
Production Transport Materials	7%

### Journey to Work

Workers 16 Years and Older	479,590
Car	41%
Drove Alone	34%
Carpooled	7%
Transit	34%
Bike	9%
Walk	7%
Other	3%
Worked at Home	6%
Population Density per Acre	38.6

## Supervisor District 10

### Demographics

**Total Population** 75,250

Group Quarter Population 990

Percent Female 51%

**Households** 23,910

Family Households 68%

Non-Family Households 32%

Single Person Households, % of Total 22%

Households with Children, % of Total 35%

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 18%

White 25%

Native American Indian 0.3%

Native Hawaiian/Pacific Islander 2%

Other/Two or More Races 18%

% Latino (of Any Race) 22%

### Age

0–4 years 7%

5–17 years 15%

18–34 years 25%

35–59 years 36%

60 and older 17%

Median Age 36.8

### Educational Attainment

(Residents 25 years and older)

High School or Less 42%

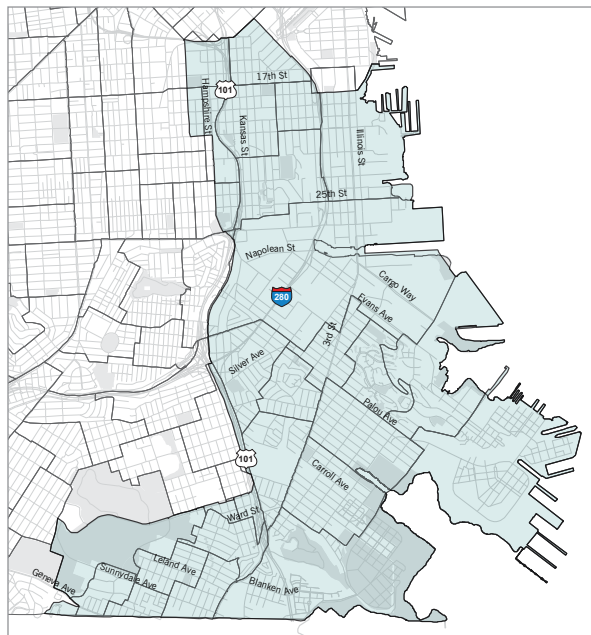
Some College/Associate Degree 24%

College Degree 22%

Graduate/Professional Degree 12%

### Nativity

Foreign Born 39%



### Language Spoken at Home

(Residents 5 years and older)

English Only 45%

Spanish Only 17%

Asian/Pacific Islander 34%

Other European Languages 3%

Other Languages 1%

### Linguistic Isolation

% of All Households 13%

% of Spanish-Speaking Households 20%

% of Asian Language Speaking Households 32%

% of Other European-Speaking Households 3%

% of Households Speaking Other Languages 9%

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:

## Housing Characteristics

Total Number of Units	25,460
Median Year Structure Built*	1961

### Occupied Units

Owner occupied	50%
Renter occupied	50%

### Vacant Units

	<b>6%</b>
For rent	15%
For sale only	10%
Rented or sold, not occupied	10%
For seasonal, recreational, or occ. use	10%
Other vacant	55%

Median Year Moved In to Unit (Own)	1986
Median Year Moved In to Unit (Rent)	1994

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

### Structure Type

Single Family Housing	56%
2–4 Units	36%
5–9 Units	22%
10–19 Units	36%
20 Units or more	3%
Other	N/A

### Unit Size

No Bedroom	3%
1 Bedroom	16%
2 Bedrooms	36%
3–4 Bedrooms	43%
5 or More Bedrooms	3%

### Housing Prices

Median Rent	\$1,212
Median Contract Rent	\$981
Median Rent as % of Household Income	26%
Median Home Value	\$614,635

### Vehicles Available

	<b>34,520</b>
Homeowners	65%
Renters	35%
Vehicles Per Capita	0.46
Households with no vehicle	18%
Percent of Homeowning households	7%
Percent of Renting households	30%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$69,915
Median Family Income	\$68,378
Per Capita Income	\$34,925
Percent in Poverty	16%

### Employment

Unemployment Rate	10%
Percent Unemployment Female	10%
Percent Unemployment Male	10%
Employed Residents	37,290
Managerial Professional	40%
Services	22%
Sales and Office	21%
Natural Resources	7%
Production Transport Materials	10%

### Journey to Work

Workers 16 Years and Older	36,490
Car	57%
Drove Alone	47%
Carpooled	11%
Transit	29%
Bike	3%
Walk	4%
Other	2%
Worked at Home	4%
Population Density per Acre	15.2

# Supervisor District 11

## Demographics

<b>Total Population</b>	<b>86,120</b>
Group Quarter Population	910
Percent Female	50%

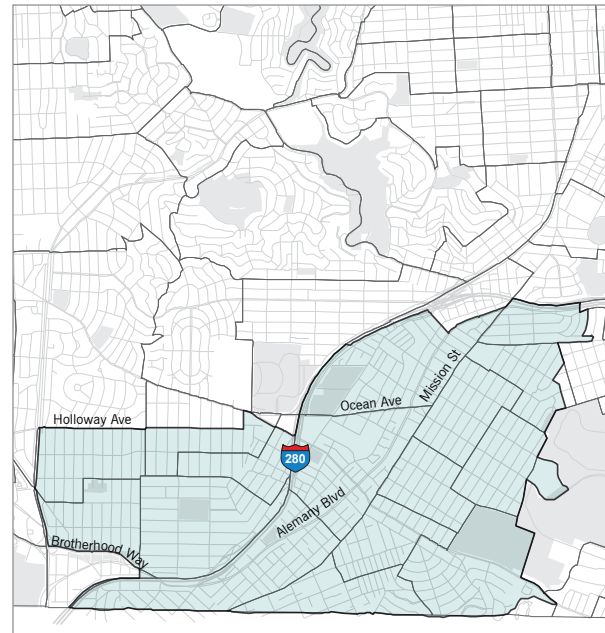
<b>Households</b>	<b>24,080</b>
Family Households	73%
Non-Family Households	27%
Single Person Households, % of Total	16%
Households with Children, % of Total	32%
Households with 60 years and older	46%
Average Household Size	3.5
Average Family Household Size	4.2

<b>Race/Ethnicity</b>	
Asian	51%
Black/African American	5%
White	24%
Native American Indian	0.4%
Native Hawaiian/Pacific Islander	0.3%
Other/Two or More Races	19%
% Latino (of Any Race)	27%

<b>Age</b>	
0–4 years	5%
5–17 years	12%
18–34 years	26%
35–59 years	36%
60 and older	22%
Median Age	40.7

<b>Educational Attainment</b>	
(Residents 25 years and older)	
High School or Less	44%
Some College/Associate Degree	28%
College Degree	20%
Graduate/Professional Degree	8%

<b>Nativity</b>	
Foreign Born	50%



## Language Spoken at Home

(Residents 5 years and older)

English Only	32%
Spanish Only	22%
Asian/Pacific Islander	44%
Other European Languages	3%
Other Languages	0%

## Linguistic Isolation

% of All Households	19%
% of Spanish-Speaking Households	18%
% of Asian Language Speaking Households	33%
% of Other European-Speaking Households	11%
% of Households Speaking Other Languages	0%

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:



## Housing Characteristics

Total Number of Units	24,930
Median Year Structure Built*	1946

### Occupied Units

Owner occupied	64%
Renter occupied	36%

### Vacant Units

	<b>3%</b>
For rent	12%
For sale only	5%
Rented or sold, not occupied	10%
For seasonal, recreational, or occ. use	12%
Other vacant	62%

Median Year Moved In to Unit (Own)	1982
Median Year Moved In to Unit (Rent)	1994

Percent in Same House Last Year	92%
Percent Abroad Last Year	1%

### Structure Type

Single Family Housing	81%
2–4 Units	37%
5–9 Units	22%
10–19 Units	37%
20 Units or more	39%
Other	N/A

### Unit Size

No Bedroom	2%
1 Bedroom	9%
2 Bedrooms	41%
3–4 Bedrooms	43%
5 or More Bedrooms	5%

### Housing Prices

Median Rent	\$1,344
Median Contract Rent	\$1,386
Median Rent as % of Household Income	31%
Median Home Value	\$643,860

### Vehicles Available

Homeowners	71%
Renters	29%
Vehicles Per Capita	0.467
Households with no vehicle	13%
Percent of Homeowning households	8%
Percent of Renting households	21%

## Income, Employment and Journey to Work

### Income

Median Household Income	\$75,276
Median Family Income	\$76,976
Per Capita Income	\$28,590
Percent in Poverty	10%

### Employment

Unemployment Rate	8%
Percent Unemployment Female	7%
Percent Unemployment Male	10%
Employed Residents	44,810
Managerial Professional	30%
Services	29%
Sales and Office	23%
Natural Resources	7%
Production Transport Materials	11%

### Journey to Work

Workers 16 Years and Older	43,750
Car	59%
Drove Alone	49%
Carpooled	10%
Transit	34%
Bike	1%
Walk	2%
Other	1%
Worked at Home	3%
Population Density per Acre	41.6

# ACKNOWLEDGMENTS

## Mayor

London N. Breed

## Board of Supervisors

Malia Cohen, *President*  
Vallie Brown  
Sandra Lee Fewer  
Jane Kim  
Rafael Mandelman  
Aaron Peskin  
Hillary Ronen  
Ahsha Safai  
Catherine Stefani  
Katy Tang  
Norman Yee

## Planning Department

John Rahaim, *Director of Planning*  
AnMarie Rodgers, *Director of Citywide Planning*  
Teresa Ojeda, *Manager, Information and Analysis Group*  
Adrienne Hyder, *Graphic Designer*

## Planning Commission

Rich Hillis, *President*  
Myrna Melgar, *Vice-President*  
Rodney Fong  
Milicent A. Johnson  
Joel Koppel  
Kathrin Moore  
Dennis Richards

## Historic Preservation Commission

Andrew Wolfram, *President*  
Aaron Jon Hyland, *Vice-President*  
Kate Black  
Ellen Johnck  
Richard S.E. Johns  
Diane Matsuda  
Jonathan Pearlman