





Neighborhoods

## Housing Units Built by Planning Area, 1990-2000

**Indicator Description:** Shows level of housing unit construction by Planning Area.

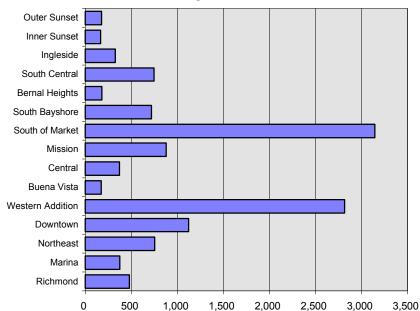
**Geographic Areas Covered**: Planning Areas of City of San Francisco.

#### **Key Findings:**

- > For 1990 through 2000 period, more than 1/of all units built were in the South of Market area.
- Construction activity ranged from less than 200 units in Buena Vista, Bernal Heights, and Inner Sunset to over 3,100 units South of Market.
- These data show wide variability in location of new housing units; some neighborhoods have added few new units in last 10 years, while others have absorbed substantial numbers.
- Only South of Market showed an increase of more than 25% in total units; Downtown, Western Addition, the Mission, and South Bayshore were the other areas exceeding the Citywide proportional increase of 3.8%.

**Limitations of the Data:** Does not account for any units added without permits. 2000 Census data indicate a substantially greater increase in the number of units Citywide. See Appendix for list of Census tracts and map showing Planning Districts.

### Housing Units Built, 1990-2000



	1990 Census	Units Completed	As %	
Planning District	Total Units	1990-2000	of Base	% of Total
Richmond	36,283	478	1.3%	3.8%
Marina	25,310	375	1.5%	3.0%
Northeast	35,843	752	2.1%	6.0%
Downtown	24,373	1,122	4.6%	9.0%
Western Addition	25,393	2,817	11.1%	22.7%
Buena Vista	16,107	174	1.1%	1.4%
Central	25,647	372	1.5%	3.0%
Mission	21,327	877	4.1%	7.1%
South of Market	10,363	3,147	30.4%	25.3%
South Bayshore	9,251	720	7.8%	5.8%
Bernal Heights	8,978	182	2.0%	1.5%
South Central	24,566	747	3.0%	6.0%
Ingleside	22,027	328	1.5%	2.6%
Inner Sunset	17,900	167	0.9%	1.3%
Outer Sunset	25,103	176	0.7%	1.4%
Total	328,471	12,434	3.8%	100.0%

Sources: 1999 & 2000 Housing Inventory; BAE, 2001.

## Unit Mix by Planning Area

**Indicator Description:** Mix of housing units by number of units in building as estimated in 2000.

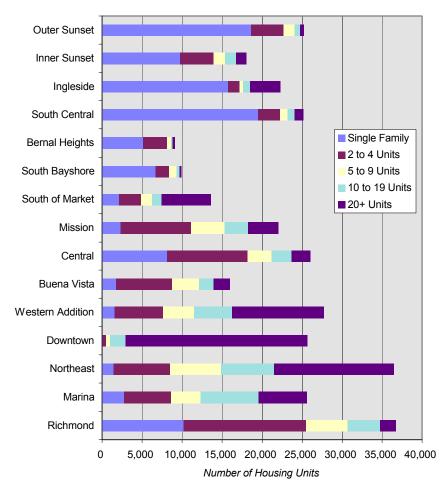
**Geographic Areas Covered**: City of San Francisco and its Planning Areas.

### **Key Findings:**

- ➤ In six of the 15 Planning Areas, over half of all units were single-family units. These areas tended to be in the southern parts of the City.
- ➤ Nine Planning Areas had less than 25% of their units in single-family homes. These areas were concentrated in and around Downtown.
- ➤ Downtown was the only area with over half its units in buildings of 20 or more units, with 88% of its units in these largest building size. This was nearly twice the proportion of any other Planning Area.

**Limitations of the Data:** Data have not been benchmarked to 2000 Census data, which indicate a larger overall total of units. Unit mix from 2000 Census available in 2002. See Appendix for map showing Planning Districts.

### Unit Mix by Planning Area, 2000



Notes: See Appendix for detailed table and for delineation of Planning Areas.

Sources: 2000 San Francisco Housing Inventory; BAE, 2001.

# Concentration of Renter Households by Planning Area

**Indicator Description:** Percentage of renter households by Planning Area for 2000.

**Geographic Areas Covered**: City of San Francisco and Planning Areas.

### **Key Findings:**

- ➤ In 2000, nearly two-thirds of San Francisco households citywide rented their housing unit.
- ➤ The proportion of renters varied widely by Planning Area, ranging from only 32% of all households in the South Central Area to 98%Downtown.
- The highest percentages of renter households were found in or near Downtown. For Downtown, Northeast, the Mission, the Western Addition, the Marina, and Buena Vista, over 75 percent of households were renters.
- The lowest percentages of renters were found in neighborhoods located farthest from Downtown.

**Limitations of the Data:** Tenure patterns tend to change slowly, especially in areas with a large established base of housing units and limited new construction.



	% of Households	% of Households
Planning Areas	that Rent	that Own
South Central	32.4%	67.6%
Ingleside	38.2%	61.8%
Outer Sunset	40.0%	60.0%
Bernal Heights	47.2%	52.8%
South Bayshore	47.5%	52.5%
Inner Sunset	48.1%	51.9%
Central	58.4%	41.6%
Richmond	64.1%	35.9%
SAN FRANCISCO	65.0%	35.0%
South of Market	69.7%	30.3%
Buena Vista	75.5%	24.5%
Marina	75.9%	24.1%
Western Addition	81.8%	18.2%
Mission	81.9%	18.1%
Northeast	83.7%	16.3%
Downtown	97.8%	2.2%

Note: Presented data for San Francisco Plan Areas reflect aggregations of Census Tracts (2000) as shown in Appendix. See map also.

Sources: U.S. Census SF1, 2000; San Francisco Consolidated Plan, 2000; BAE, 2001

## Household Income by Neighborhood, 2000

**Indicator Description:** Median household income and percent of households with incomes below \$25,000.

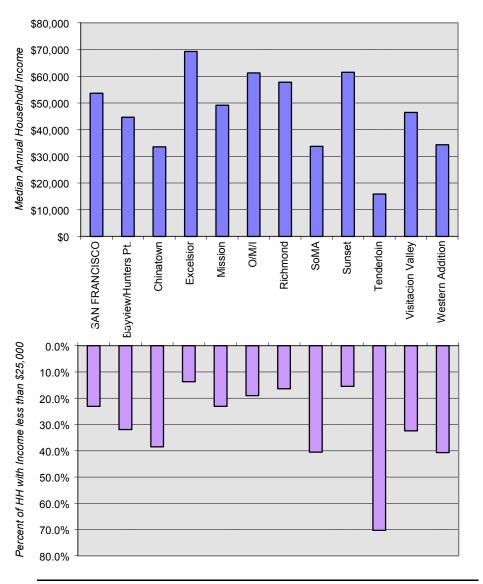
**Geographic Areas Covered**: City of San Francisco and 11 key neighborhoods.

#### **Key Findings:**

- Median 2000 household income ranged from \$15,908 in the Tenderloin to \$69,253 in the Excelsior neighborhood.
- Median household incomes tended to be higher in the neighborhoods in the southern and western parts of the City.
- The percent of households with 2000 incomes under \$25,000 ranged from 14% in the Excelsior neighborhood to 70% in the Tenderloin. SoMa and the Western Addition were the two additional neighborhoods with over 40% of households with incomes below \$25,000.

Limitations of the Data: Income data estimated by Claritas, a private vendor of demographic data. 2000 Census data will not be available until 2002. Neighborhoods shown do not comprise the entire City; they are key neighborhoods as defined by the Mayor's Office of Community Development. See Appendix for additional income data and a delineation of these neighborhoods.

### Household Income by Neighborhood, 2000



Notes:

See Appendix for more complete income distribution and for delineation of neighborhoods. Sources: Claritas, Inc.; BAE, 2001.

## Home Sales by Neighborhood, 2000-2001

### Home Sales by Neighborhood by Price, 2000-2001

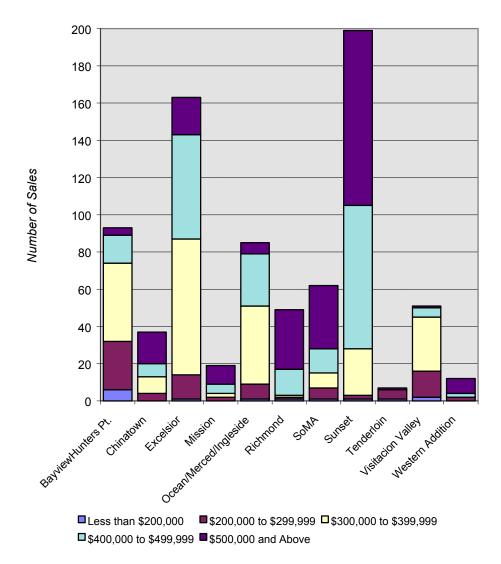
**Indicator Description:** Shows home sales by price range category for key neighborhoods.

**Geographic Areas Covered**: 11 key neighborhoods of City of San Francisco.

### **Key Findings:**

- > Sunset neighborhood had greatest number of sales above \$500.000.
- ➤ Bayview had the greatest number of sales below \$200,000.

**Limitations of the Data:** Neighborhoods shown do not comprise the entire City; they are key neighborhoods as defined by the Mayor's Office of Community Development. See Appendix for detailed table and a delineation of these neighborhoods.



#### Notes:

Represents all full, confirmed and verified single family residence and condominium sales from September 1, 2000 through March 1, 2001. See Appendix for delineation of neighborhoods. Sources: First American Real Estate Solutions; BAE, 2001.