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## Housing and Population in the Eastern Neighborhoods

The decade of 1990-2000 was a dynamic time for the economy and people of San Francisco. During this period, the City's population grew by 7.3 percent or 53,000 people, surpassing the previous ten-year growth figure of 6.6 percent. San Francisco's population now stands at 776,733 people. This growth occurred after the recession of the early 1990s. Research studies conducted by the U.S. Census and the Association of Bay Area Governments (ABAG) show that the population of San Francisco grew by 33,265 during the economic boom period of 1995-2000. ABAG projections also show an increase of 32,000 people in San Francisco's population by 2010.

The Eastern Neighborhoods constitute about 16 percent of San Francisco's total population. The Mission District alone accounts for 39 percent of the eastern area's total. The distribution of population density in these neighborhoods varies from being very high in the Mission, to medium-high in parts of Visitacion Valley and SoMa. The distribution of population is relatively low in parts of South Bayshore, Showplace Square and the Central Waterfront.

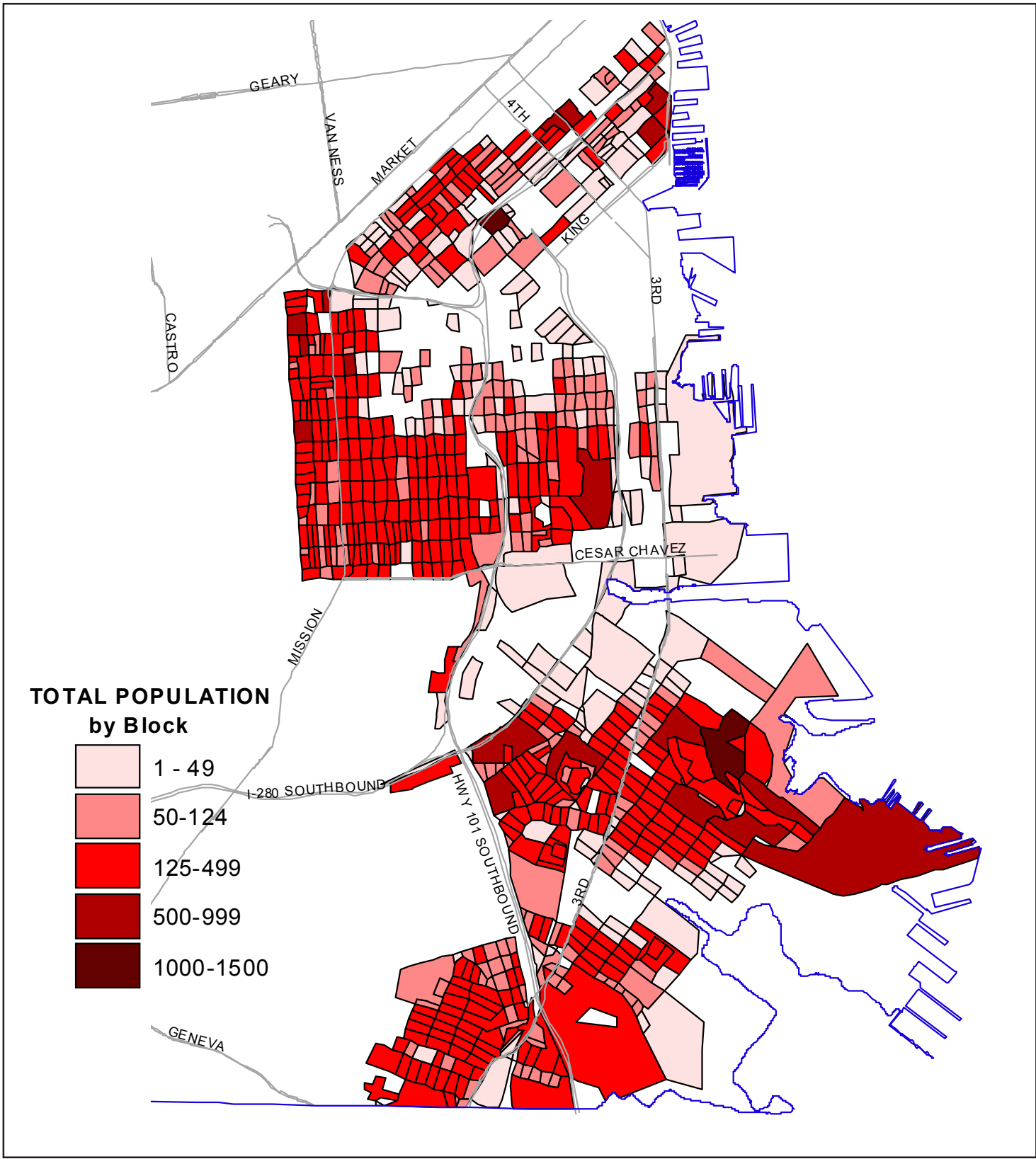


Figure 5.1.1 Population Distribution of the Eastern Neighborhoods

# Population Diversity

During the last two decades, San Francisco's population has continued to increase in its ethnic diversity. According to the 2000 Census data, individuals from non-white ethnic groups and the Hispanic group have reached more than 50 percent of San Francisco residents, becoming the majority of the City's population. The number of San Franciscans identifying with Hispanic origins (of any race) has risen 30 percent in the last 20 years, while the number of Asians, Hawaiians, and Pacific Islanders has increased by over 45 percent since 1980. The percentage of both Whites and African Americans has fallen since 1990.

San Francisco continues to boast rich cultural and ethnic traditions. Some neighborhoods have a particularly high concentration of one ethnic group. For instance, much of the Hispanic population is located in the Inner and Outer Mission between Valencia to Potrero and 20<sup>th</sup> to 26<sup>th</sup> Street. A concentration of the city's African American population resides in South Bayshore.

Population Distribution in the Eastern Neighborhoods		
Neighborhoods	Total Population	% of Citywide
SoMa	16,799	2%
Mission	49,257	6%
Showplace Sq. & Central waterfront	12,394	2%
South Bayshore	33,846	4%
Visitacion Valley	14,011	2%
Total Eastern Neighborhoods	126,307	16%
Total Citywide	776,733	100%
Source: 2000 Census Data		

Figure 5.1.2 Population Distribution in the Neighborhoods

Population Characteristics of the Eastern Neighborhoods										
Neighborhoods	White	African American	American Indians	Asians	Native Hawaiians	Others	Two or More Races	Non Hispanic	Hispanic	Tot
SoMa	7,701	1,940	97	4,528	60	77	613	15,016	1,783	16,799
Mission	13,113	1,371	210	5,342	150	118	1,051	21,355	27,902	49,257
Showplace Sq. & Central waterfront	7,099	1,796	55	1,000	155	51	438	10,594	1,800	12,394
South Bayshore	1,986	15,715	84	8,239	1,127	58	929	28,138	5,708	33,846
Visitacion Valley	1,339	1,741	11	8,187	144	50	354	11,826	2,185	14,011
Total Eastern Neighborhoods	31,238	22,563	457	27,296	1,636	354	3,385	86,929	39,378	126,307
Total Citywide	338,909	58,791	2,020	238,173	3,602	2,580	23,154	667,229	109,504	776,733
Source: 2000 Census Data										

Figure 5.1.3 Population Characteristics of the Eastern Neighborhoods

Within the Eastern Neighborhoods, population characteristics are very diverse. The Mission has the area's highest population, with 25 percent of City's total Hispanic population and four percent of the City's White residents. South of Market has a predominantly white population (close to 50 percent), followed by Asians. SoMa has the area's lowest Hispanic population. The highest concentration of San Francisco's African American population (27 percent of the City's total) resides in South Bayshore. Together, the Eastern Neighborhoods house 11 percent of the City's Asian population, primarily located in South Bayshore and Visitacion Valley. About 31,000 White Americans (nine percent of the City's total) live in the southeast portion of San Francisco.

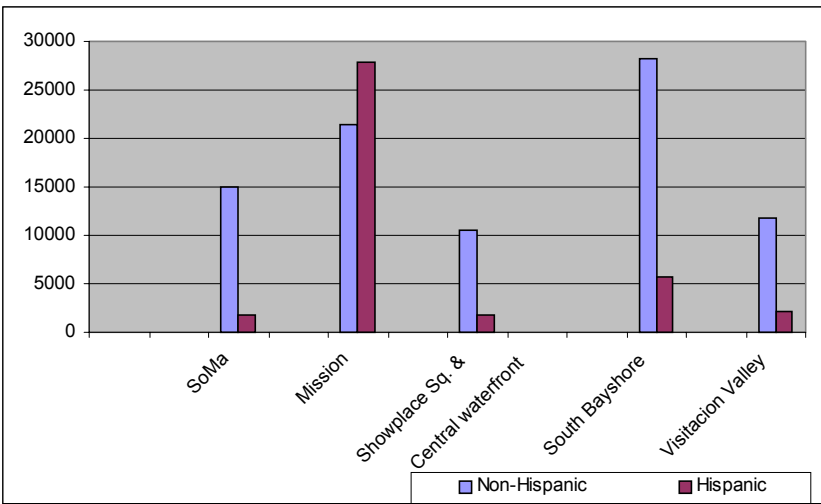


Figure 5.1.4 Hispanic and Non-Hispanic Population Distribution in the Eastern Neighborhoods

## Population Age

As with the rest of the country and California, San Francisco's population is getting older as the baby boomer generation ages. Citywide, the population of the 45-54 age group increased by over 50,000 between 1990 and 2000, exhibiting the highest growth rate of any age group (over 68 percent) in that time period. Similarly, the 55-59 age group is expected to increase by over 31 percent in the next ten years. San Francisco has seen some decrease in the number of individuals aged 20-24, and forecasts indicate that this trend will continue through 2010. ABAG forecasts also indicates a significant decrease in the 25-34 age group.





# Households and Housing Stock

The total number of households in San Francisco increased by almost eight percent over the last ten years. Even though there was a substantial increase in the total population of San Francisco the average household size increased only marginally since 1990, to a level of 2.3 persons per household. Most of the City's households (70 percent) consist of one or two people. The number of households over five people had been declining since 1960, but grew slightly in the last decade. The number of households of three to five people has remained relatively consistent since 1980. The Eastern Neighborhoods exhibit the same household size characteristics as the rest of the City.



Housing Units Distribution in the Eastern Neighborhoods					
Neighborhoods	Total Housing Units	Total Occupied Units	Total Vacant Units	Occupancy Rate	%Citywide Total Housing
SoMa	8,569	7,794	775	90.96%	2%
Mission	16,821	16,232	589	96.50%	5%
Showplace Sq. & Central waterfront	5,942	5,696	246	95.86%	2%
South Bayshore	9,804	9,512	292	97.02%	3%
Visitacion Valley	3,625	3,545	80	97.79%	1%
Total Eastern Neighborhoods	44,761	42,779	1,982	95.57%	13%
Total Citywide	346,527	329,700	16,827	95.14%	100%
Source: 2000 Census Data					

Figure 5.3.1 Housing Units Distribution in the Eastern Neighborhoods

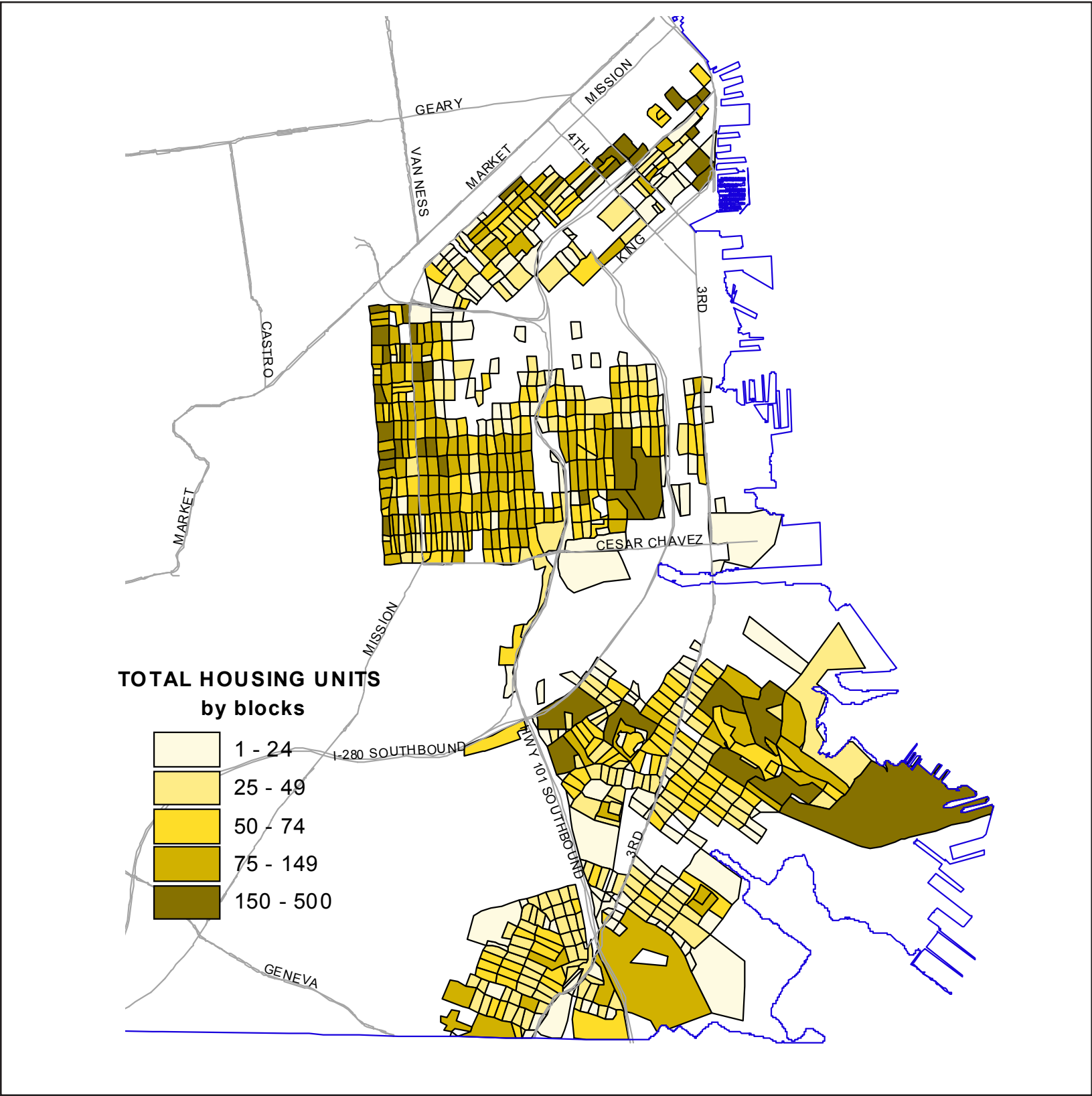


Figure 5.3.2 Housing Distribution in the Eastern Neighborhoods

Approximately one-half of San Francisco’s developable land area is devoted to housing its residents. San Francisco’s housing stock is relatively old compared to other West coast cities, and more than 50 percent of San Francisco’s housing was constructed before World War II. The City expanded rapidly between 1940 and 1960 with a 25 percent increase in its housing stock. Between 1980 and 2000, the city’s housing inventory increased by only seven percent. The total number of housing units reached 346,527 by the year 2000, an increase of five percent over the last ten years. Since 1990, 25 percent of all new housing occurred on industrially zoned lands in the South of Market District. Many of these units were live/work spaces. The Mission District has about five percent of the City’s total housing stock, closely followed by South Bayshore and SoMa. The entire southeast portion of San Francisco accounts for 13 percent of the City’s total housing inventory.



San Francisco exhibits a very low residential vacancy rate. The overall vacancy rate in the City fell over the last ten years, reaching a low of 4.86 percent. Many vacant units are second homes for families with residence elsewhere. About 12 percent of San Francisco’s vacant housing stock is in the eastern part of the City. Of the Eastern Neighborhoods, the Mission and SoMa presently have the highest number of vacant housing units (each over 500 units).

San Francisco is often referred to as a ‘Renter City’ because about 65 percent of its total housing stock is occupied by renters. Home ownership rates have increased over the last twenty years and reached a level of 35 percent in the last decade. In the Eastern Neighborhoods, home ownership is slightly lower than the City’s average of 33 percent. Ownership rates vary between 71 percent in Visitacion Valley to 17 percent in the Mission. The Mission has the highest number of rented units in the area with 13,000 rentals.

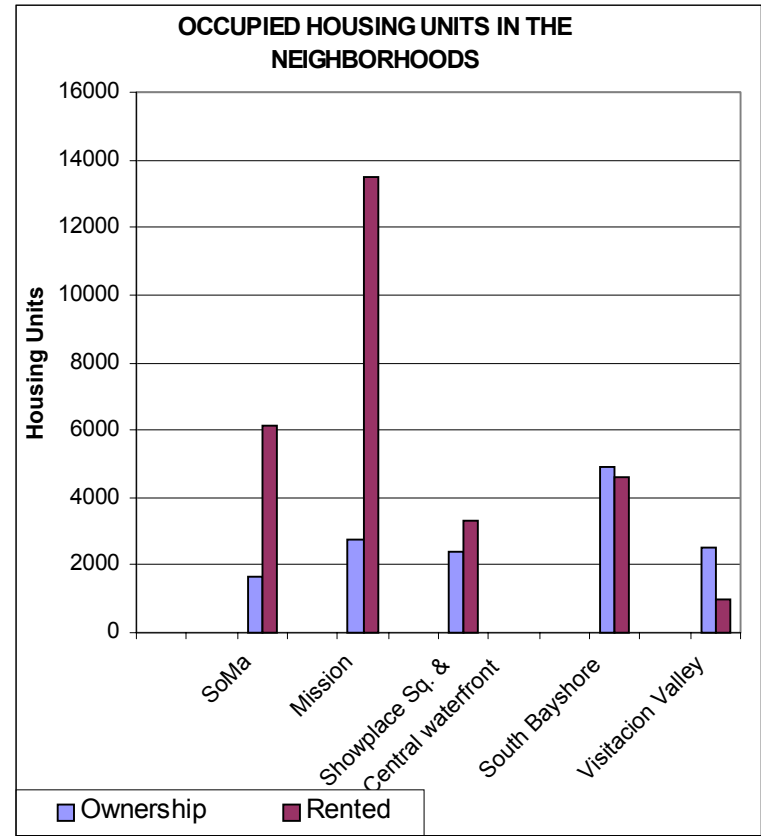


Figure 5.3.3 Housing Unit Characteristics in the Eastern Neighborhoods

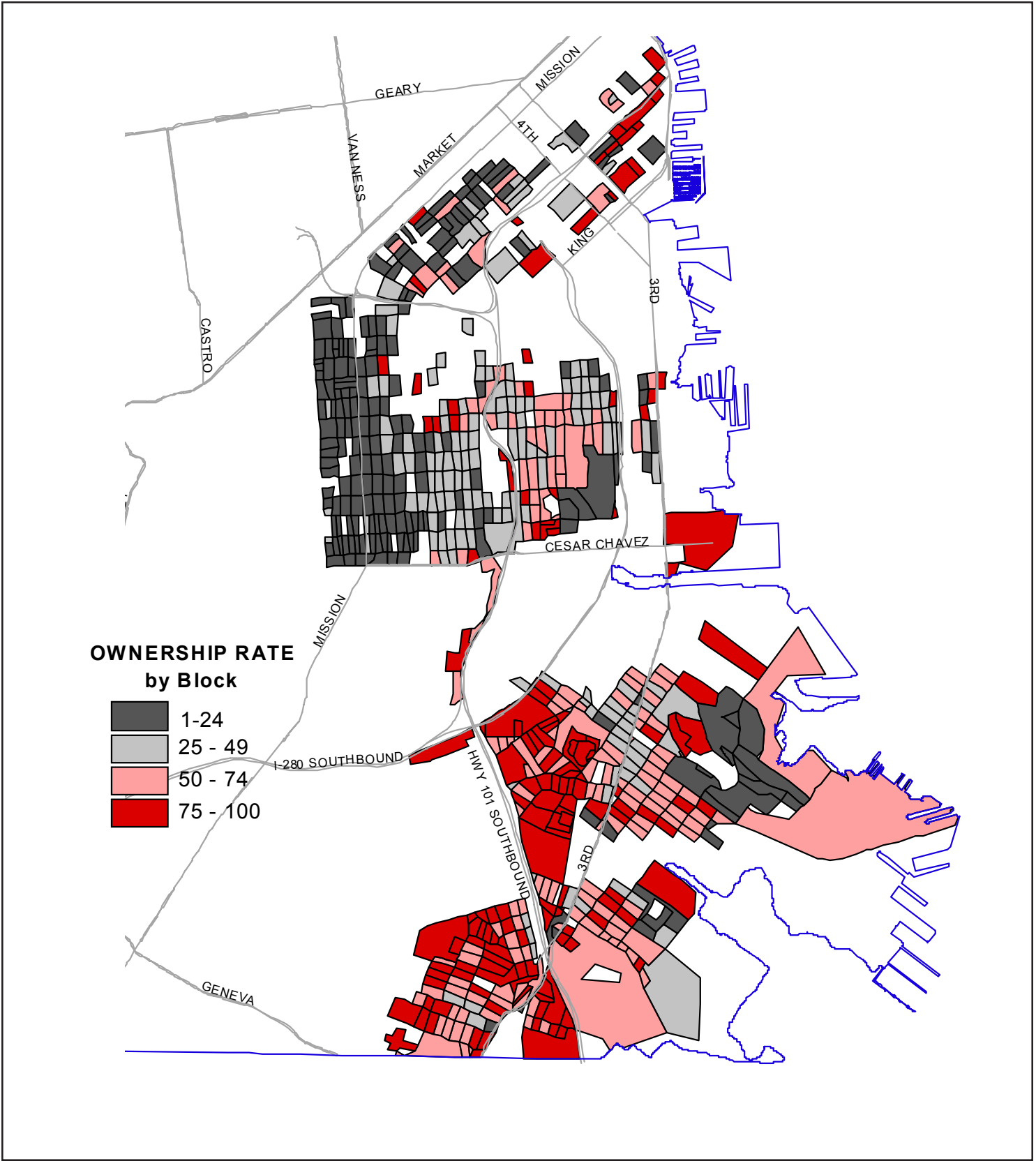


Figure 5.3.4 Housing Ownership Distribution of the Eastern Neighborhoods