

Memorandum

Date: October 23, 2007

To: Professor Ayse Pammuk, Ph.D.

From: Krisada Tawee

Assignment 2: Characteristics of the Housing Stock

Tract # 208 lies in the middle of San Francisco with over 2,000 housing units. From 1990 to 2000, there had been several changes in its overall growth and composition. By looking at the decennial census of population and housing from the table provided, the important changes over the decade can be described as follows.

In 1990 this neighborhood had 2,456 housing units, but in 2000 there remained only 2,433 units. This indicates a numerical decrease by -23 units, or in percentage terms there was a decrease in percentage growth by -0.94 percent of total housing units between censuses. The housing stood vacant in 1990 by 131 units and in 2000 by 70 units. It indicates a numerical decrease by -61 units or -46.56 %. This incident can be explained from the vacancy status in the table that the vacant units were either for sale or rent at that time. Notice that most vacant units were for rent, but they had drastically decreased by -89 units from 103 units in 1990 to 14 units in 2000 or by -86.41%.

Tract # 208 was dominated by small multiples and older homes, built before 1940. From the table, small multiples had increased over time by 27 units from 2,012 units in 1990 to 2,039 units in 2000 or by 1.34%. Whereas single family homes increased by 7 units from 168 units in 1990 to 175 units in 2000 or by 4.17%, large units experienced the biggest loss of their housing units by -49 units from 255 units in 1990 to 206 units in 2000 or by -19.22%.

In this area, housing units less than 10 years old were 217 units or 8.84 percent of the total housing units in 1990 and 139 units or 5.71 percent of the total housing units in 2000. However, the majority of housing units was the ones built before 1940, which there were 1,563 units or 63.64 percent of the total housing units in 1990 and 1,309 units or 53.80 percent of the total housing units in 2000.

There was evidence of overcrowding in this neighborhood. The table showing the tenure by occupants per room by 1.01 or more indicates that there were overcrowded units by 860 in 1990 and 766 in 2000. Also there were the lacks of complete plumbing facilities by 128 units in 1990 and by 93 units in 2000. The table presents the data of housing affordability. In 1990 this neighborhood had 1,184 housing units that had the rent burden, but in 2000 there remained only

747 units. This indicates a numerical decrease by -437 units, or there was a decrease in percentage growth by -36.91 percent between censuses.

Finally, notice that the price-to-income ratio from the table implies that housing was unaffordable for the majority of households. Even though there was a decrease from 14.71 in 1990 to 10.21 in 2000, the value was still higher than 3, meaning that housing was too expensive and exceeded the financial capacity of households in that area.

From the aforementioned changes, we can compare them to changes observed in the county as a whole. In the number of housing units, tract # 208 experienced a decrease by -0.94% whereas San Francisco County had gained housing units by 18,056 units from 328,471 units in 1990 to 346,527 units in 2000 or by 5.50%. Therefore, this neighborhood housing units is below the average change of the county. For vacancy status, the table shows that this neighborhood had a decrease from 1990 to 2000 by -46.56% while the county also experienced a decrease by -26.48%. This indicates that tract # 208 is below average for the county.

The main housing for the tract and the county was small multiples. The table shows both of them experienced increasing small multiples over the decade by 1.34% and 1.93%, indicating that the tract is a little below average. On the contrary, the tract had a decrease in large units, by -19.22% while the county experienced an increase by 41.58%. This shows that the tract is much below the average change of the county. Both the tract and county had high percent of the housing units, built before 1940 and also experienced decreases in this kind of housing by -16.25% and -4.55%. It means that the tract is below average.

The major housing problem in the tract is overcrowding. This is a typical problem of an inner city that the size of units tends to be very small. There is evidence showing that there were 860 units in 1990 and 766 units in 2000 that the tenure by occupants per room was 1.01 or more. Even though there was a decrease of this kind of housing units over time by -10.93%, still the problem was there. Particularly, if looking at the county itself, we will find that there was an increase in this category from 1990 to 2000 by 29.92%.

Summary Profile								
Tract #208, San Francisco County, California					San Francisco County, California			
	1990	2000	Numerical Change	Percentage Change	1990	2000	Numerical Change	Percentage Change
			(B-A)	(B-A)/A*100			(B-A)	(B-A)/A*100
	A	B	C	D	A	B	C	D
Housing Units	2,456	2,433	-23	-0.94%	328,471	346,527	18,056	5.50%
Occupancy Status								
Occupied	2,325	2,363	38	1.63%	305,584	329,700	24,116	7.89%
Vacant	131	70	-61	-46.56%	22,887	16,827	-6,060	-26.48%
Total	2,456	2,433	-23	-0.94%	328,471	346,527	18,056	5.50%
Vacancy Status								
For rent	103	14	-89	-86.41%	12,354	5,841	-6,513	-52.72%
For sale only	0	6	6		1,777	1,500	-277	-15.59%
Other vacant	28	50	22	78.57%	8,756	9,486	730	8.34%
Total	131	70	-61	-46.56%	22,887	16,827	-6,060	-26.48%
Units In Structure								
Single family								
1, detached	112	110	-2	-1.79%	54,839	62,653	7,814	14.25%
1, attached	56	65	9	16.07%	49,448	48,752	-696	-1.41%
Small multiples								
2-49 units	2,012	2,039	27	1.34%	185,154	188,733	3,579	1.93%
Large units								
50 or more units	255	206	-49	-19.22%	32,370	45,829	13,459	41.58%
Other								
Mobile home, boat, RV, van, etc.	21	13	-8	-38.10%	6,660	560	-6,100	-91.59%
Total	2,456	2,433	-23	-0.94%	328,471	346,527	18,056	5.50%
Year Structure Built								
Housing units less than 10 years old	217	139	-78	-35.94%	20,517	14,186	-6,331	-30.86%
Housing units built before 1940	1,563	1,309	-254	-16.25%	181,044	172,804	-8,240	-4.55%
Other	676	985	309	45.71%	126,910	159,537	32,627	25.71%
Total	2,456	2,433	-23	-0.94%	328,471	346,527	18,056	5.50%
Tenure By Occupants Per Room								
Owner occupied								
1.01 or more	31	48	17	54.84%	7,291	11,291	4,000	54.86%
Renter occupied								
1.01 or more	829	718	-111	-13.39%	24,207	29,630	5,423	22.40%
Total	860	766	-94	-10.93%	31,498	40,921	9,423	29.92%
Plumbing Facilities								
Complete plumbing facilities	2,328	2,340	12	0.52%	323,422	338,587	15,165	4.69%
Lacking complete plumbing facilities	128	93	-35	-27.34%	5,049	7,940	2,891	57.26%
Total	2,456	2,433	-23	-0.94%	328,471	346,527	18,056	5.50%
Rent Burden								
Gross rent 30% or more of household income	1,184	747	-437	-36.91%	85,185	76,600	-8,585	-10.08%
Median House Value	287,500	415,800	128,300	44.63%	294,800	422,700	127,900	43.39%
Median Household Income	19,551	40,740	21,189	108.38%	33,414	55,221	21,807	65.26%
Price To Income Ratio	14.71	10.21	-4.50	-30.59%	8.82	7.65	-1.17	-13.24%

Source: U.S. Census Bureau website, Census 2000 (SF1; SF3), 2002