

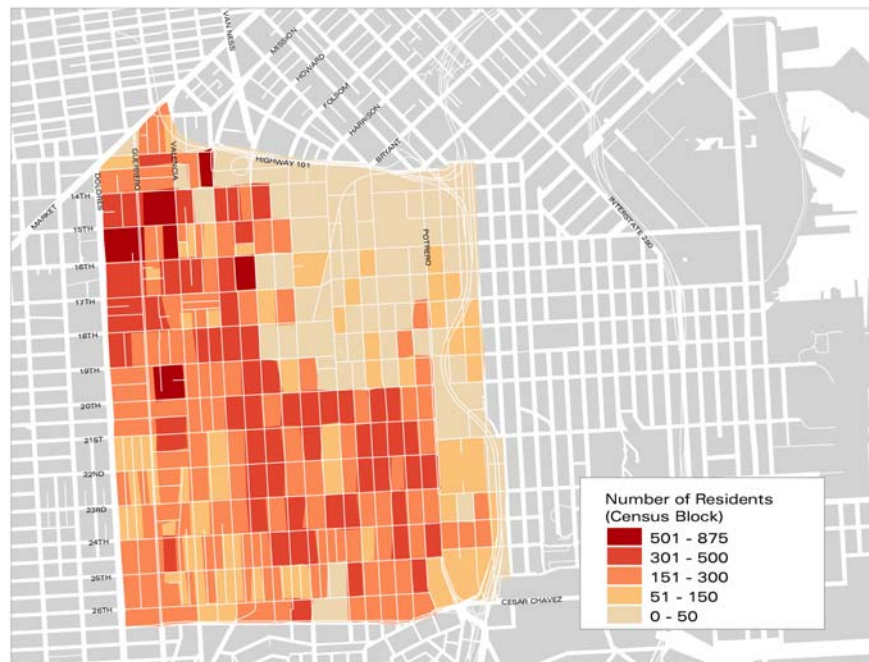
Mission District Demographic Profile

for the Mission Anti-Displacement Coalition
Draft - January 2006

Mission District Demographic Profile

Population. The Mission District had 60,202 people in the 2000 Census, or about 7.8% of the City's population. This represents an increase in the neighborhood of 3,186 people since 1990. The current population results in a density of about 30,000 people per square mile, twice the City's average density of about 15,000 people per square mile. This density is even higher in the southeast portion of the Mission.

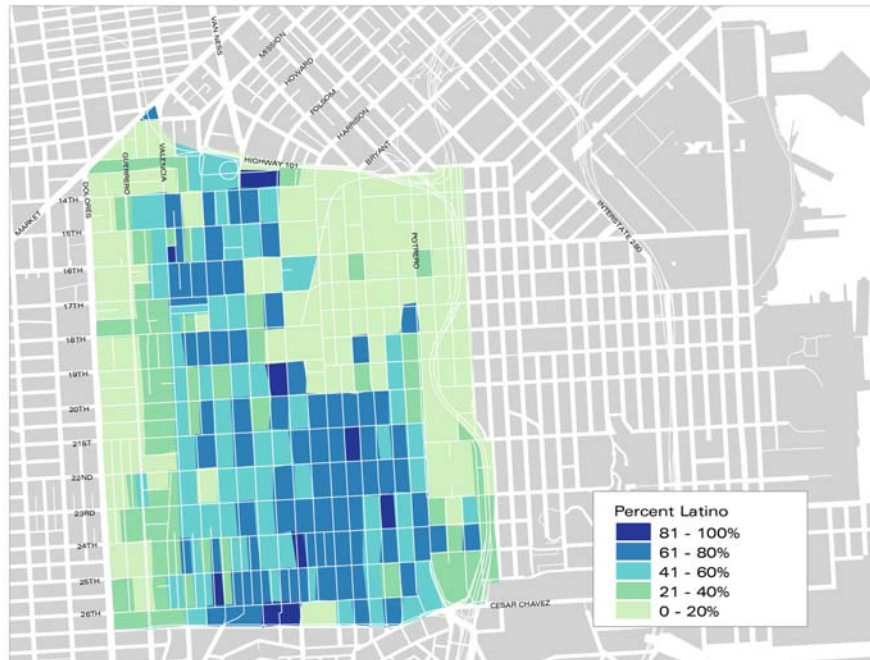
POPULATION DENSITY



Source: U.S. Census Bureau 2000, SF1 (short form)

Ethnicity. In the Mission District, Latinos represented the majority of the population, 50.1%*, representing almost a third of the City’s total Latino population. The map shows that the Latino population is generally east of Valencia Street, with the highest concentrations in the census blocks in the areas along 24th Street and along Harrison Street. Moreover, 67.5% of the Mission’s population is a minority group. Close to half of the total residents of the Mission (44.7%) are foreign born (naturalized and non-citizens), and 45% of Mission residents spoke Spanish at home. Household sizes for Latinos in the Mission District were much higher than the citywide average, at 3.82 persons compared to 2.30 citywide. While household sizes decreased in the west side of the Mission, reflecting the increased gentrification along the Valencia corridor, household sizes continue to be large in the east side of the neighborhood, following the larger proportion of Latino families.

LATINO POPULATION



Source: U.S. Census Bureau 2000, SF1 (short form)

In general throughout the Eastern Neighborhoods undergoing rezoning, Latinos represent a little over a third of the population, at 37.18%.¹ While the City’s overall proportion of minority groups is 56.4%, these numbers are much higher not only in the Mission, but in the other southeast neighborhoods along and adjacent to the Mission Street corridor: Mission, 67.5%; Bernal Heights, 61.5%; Excelsior, 83.0%; Portola, 82.8%; OMI, 87.1%.²

* Note: Population ethnicity percentages depend on the specific census boundaries used for calculating demographic characteristics.

¹ DPH, 2003.

² Mayor’s Office of Community Development, 2005-2010 Consolidated Plan.

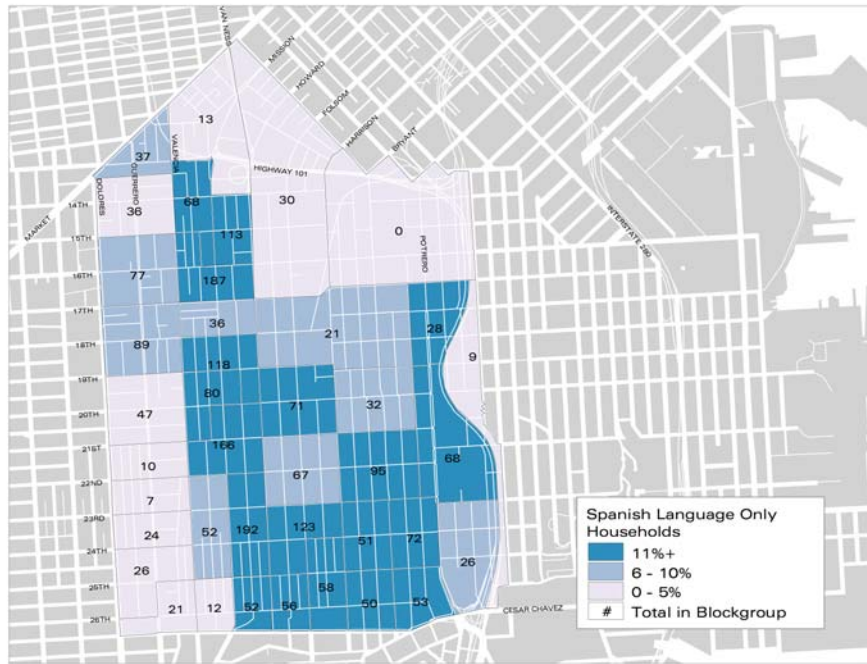
POPULATION BY ETHNICITY
(Corresponding to boundaries on above map)

	San Francisco	Percent of SF	Mission	Percent of Mission
White	385728	45.22%	31533	36.46%
African American	60515	7.09%	2082	2.41%
Native American	3458	0.41%	722	0.83%
Hispanic	109504	12.84%	30145	34.85%
Asian/PI	243409	28.54%	6929	8.01%
Others	50368	5.90%	15087	17.4%
TOTAL	852982	100.00%	86498	100.00%

Source: U.S. Census Bureau 2000, SF2 (long form, Tract Level Data)

Language & birth. 45% of Mission residents spoke Spanish at home. Close to half of the total residents of the Mission (45%) are foreign born.

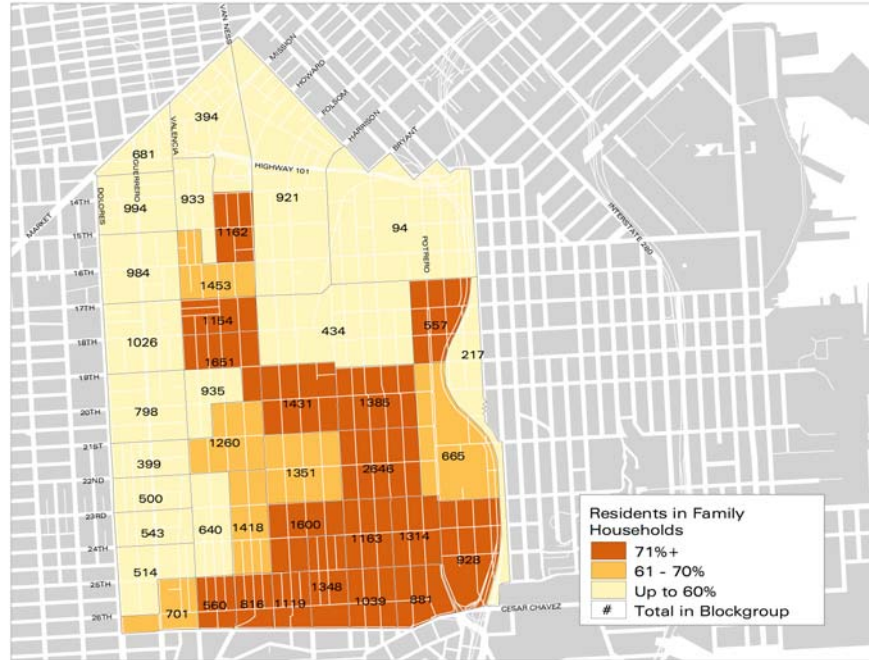
LINGUISTICALLY ISOLATED SPANISH-SPEAKING HOUSEHOLDS



Source: U.S. Census Bureau 2000, SF3 (long form)

Households. Household sizes for Latinos in the Mission District were much higher than the citywide average, at 3.82 persons compared to 2.30 citywide. While household sizes decreased in the west side of the Mission, reflecting the increased gentrification along the Valencia corridor, household sizes continue to be large in the east side of the neighborhood.

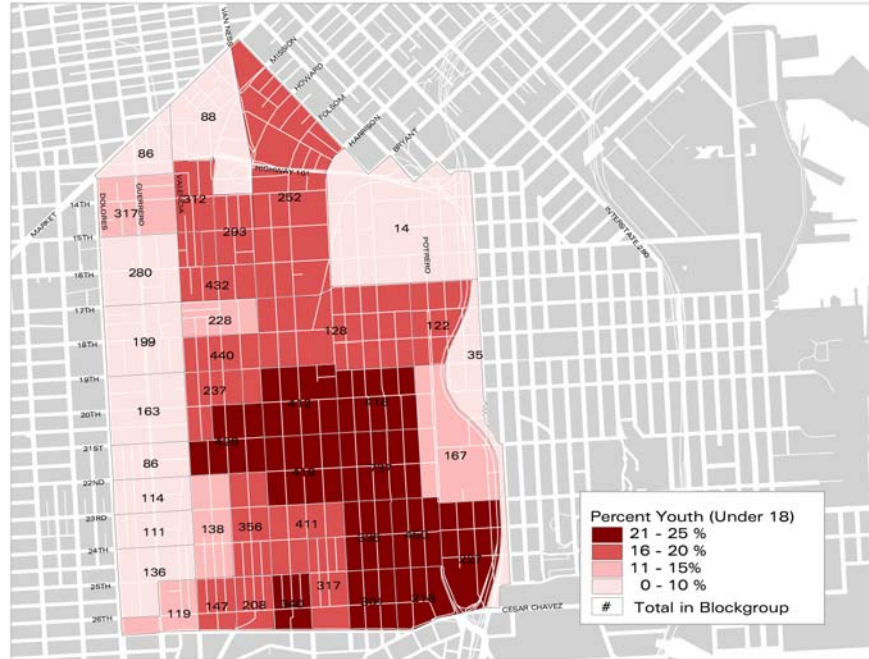
FAMILY HOUSEHOLDS



Source: U.S. Census Bureau 2000, SF3 (long form)

Youth. The Southeast Mission, in the area centering on Harrison Street, has significant numbers of youth. This suggests a substantial demand for housing units that are sized and prized for families.

YOUTH



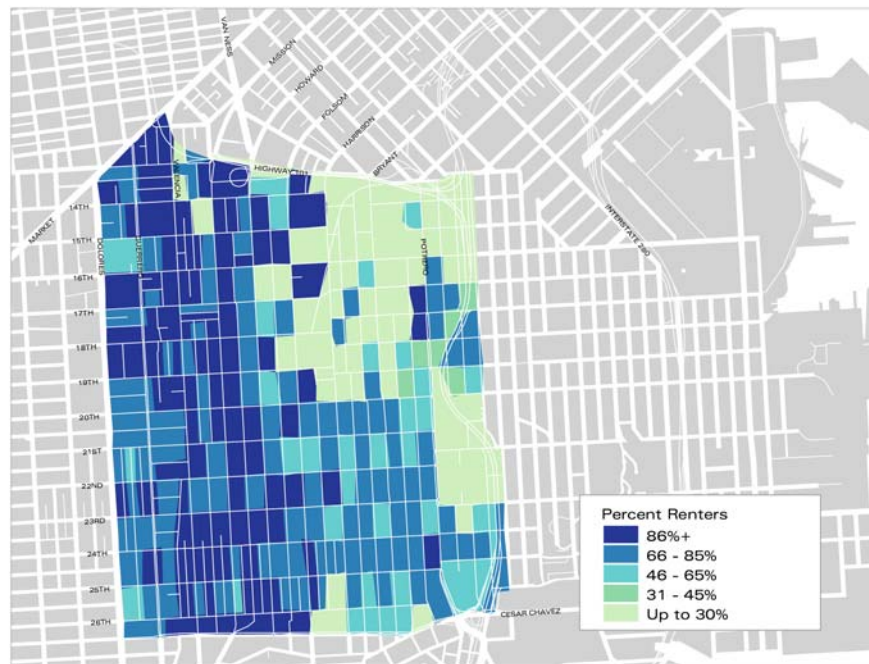
Source: U.S. Census Bureau 2000, SF1 (short form)

Housing. Approximately four out of five (81.9%) people in the Mission District rent their homes, substantially higher than the citywide average of 65%. The Mission is also an extremely expensive neighborhood, where 34.2% of residents pay over 30% of their income in rent, representing a combination of low incomes and high housing costs. An astonishing 15.5% pay more than half of their income in rent. This is even higher in the Outer Mission, where 38.8% of residents pay more than pay over 30% of their income in rent. Citywide, almost 69% of senior tenant age 65 and older spend more than 30% of their incomes in rent.³

Rental apartments continue to be lost due to condominium conversions, TICs, and other causes. Between 1990 and 2000, 2,937 rental units were converted to condominiums, and 1,144 SRO units were lost to fire between 1998 and 2002.⁴ The construction of 3,492 affordable housing units between 1990 and 2000 barely offsets this loss.

A growing number of families, almost all Latino, live in Single Room Occupancy hotels in the Mission District, currently 52 families with an average size of 3.3 members.⁵ In March 2005, the median price for a home in the Mission stood at \$668,500. Only 7.3% of San Francisco households earned enough to afford the median sales price of housing in early 2001, compared to 56.9% of households nationally.⁶

RENTER HOUSEHOLDS



Source: U.S. Census Bureau 2000, SF1 (short form)

³ Bay Area Economics, San Francisco Housing Data Book, 2002.

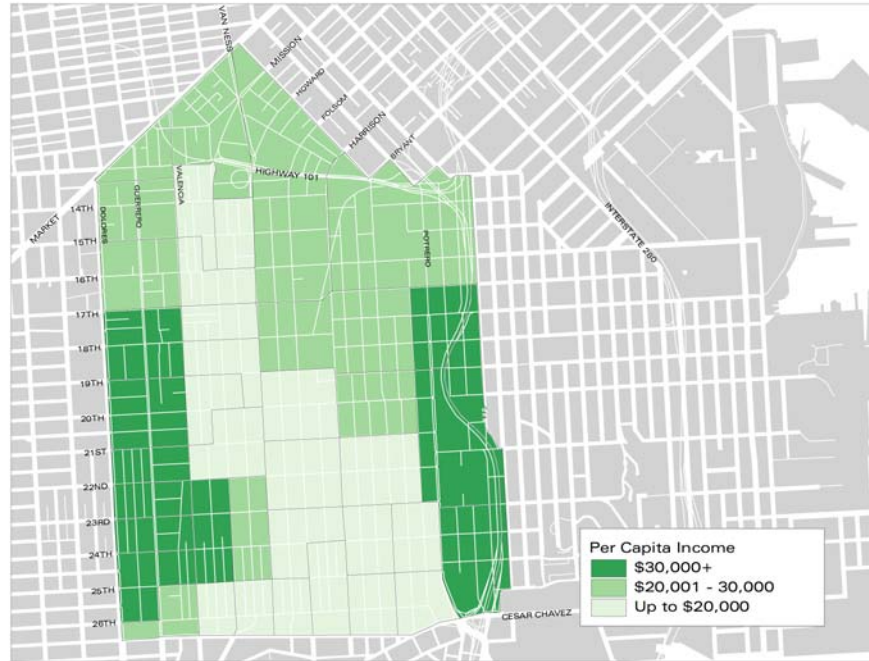
⁴ Bay Area Economics, San Francisco Housing Data Book, 2002.

⁵ Department of Public Health, San Francisco Overview of Health, 2002.

⁶ Bay Area Economics, San Francisco Housing Data Book, 2002.

Income. While the median per capita income for San Francisco residents was \$34,556, and for all residents in the Mission it was 23,782, the per capita income for Mission-District Latinos was only \$13,951, well under half of the city median. The Mayor’s Office of Housing uses numbers published by HUD for the Area Median Income, which includes San Mateo and Marin counties. In 2005, this number was given as \$66,500,⁷ so the median income of a Mission District Latino resident stands at a little over 20% AMI. Note that HUD defines 30% AMI as “extremely low-income.” While citywide 11.3% of San Franciscans were living below the poverty line, in the Mission District this figure reaches 16.8%.⁸

PER CAPITA INCOME

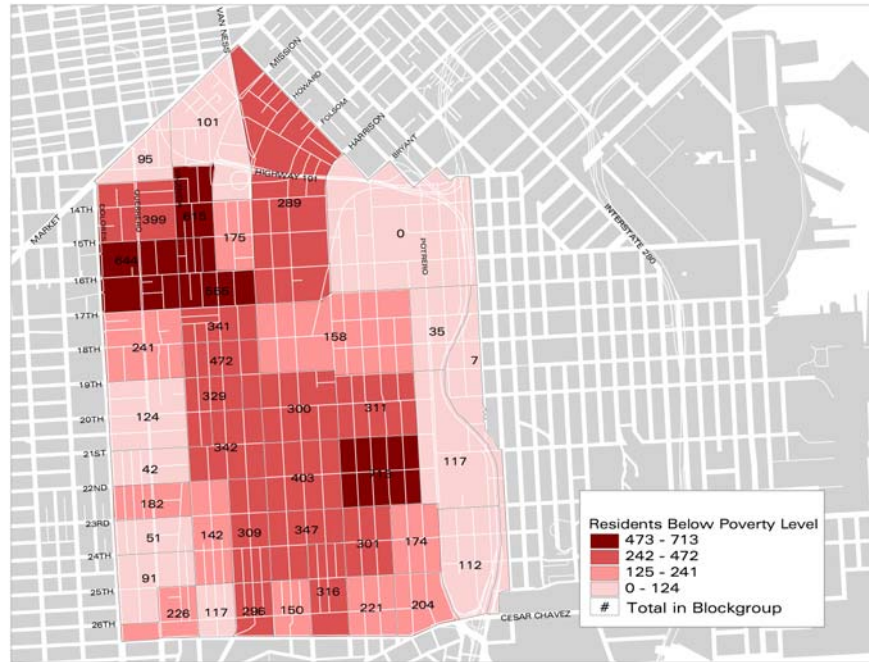


Source: U.S. Census Bureau 2000, SF1 (short form)

⁷ Mayor’s Office of Housing, http://www.sfgov.org/site/moh_page.asp?id5833.

⁸ Mayor’s Office of Community Development, 2005-2010 Consolidated Plan, p. 41.

BELOW POVERTY LEVEL



Source: U.S. Census Bureau 2000, SF1 (short form)

Employment and Education. San Francisco is not only a city in which people reside, but also where most of those people work. Nearly 80% of San Francisco’s employed residents work in San Francisco.⁹ The Mission District alone is home to over 18,063 jobs, of which “production, distribution, and repair” represents 6,878 jobs, or 38% of the total.¹⁰ The Mission is still a predominately blue-collar, working class neighborhood. Two-thirds of the occupations held in 1990 by Mission District residents were in the services and production (43% Admin Support/Services; 23% Production/Operators/Laborers), with only a quarter in the professions (25% Executive/Professional/Technical). This compares to the citywide average of 34% Admin Support/Services, 15% Production/Operators/Laborers, and 39% Executive / Professional / Technical.¹¹ A substantially larger percentage of adults in the Mission District had less than a high school education (28.9%), compared to the citywide average (18.8%).¹²

⁹ Bay Area Economics, San Francisco Housing Data Book, 2002.

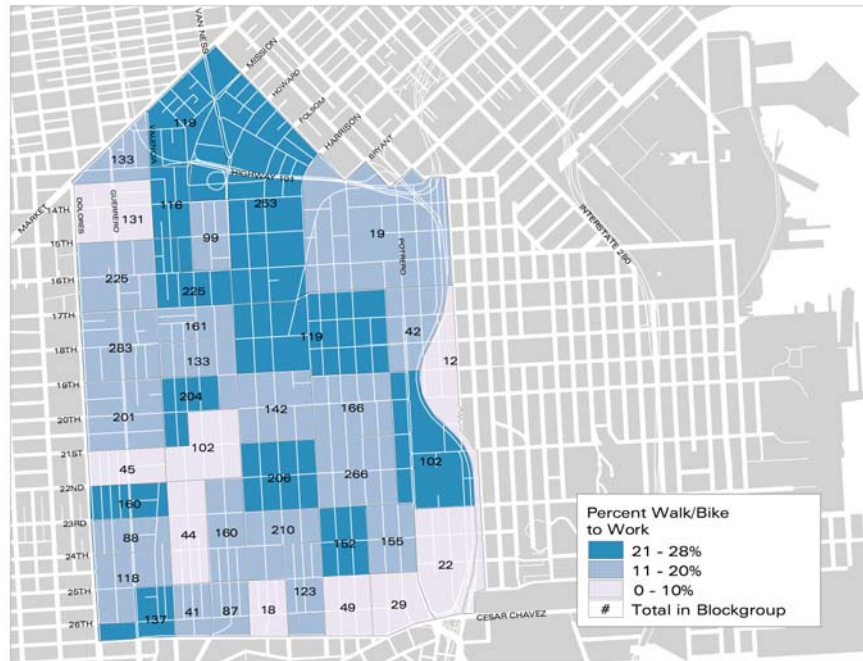
¹⁰ SF Planning Department, Eastern Neighborhoods Profiles, 2001.

¹¹ Data from 1990 Census.

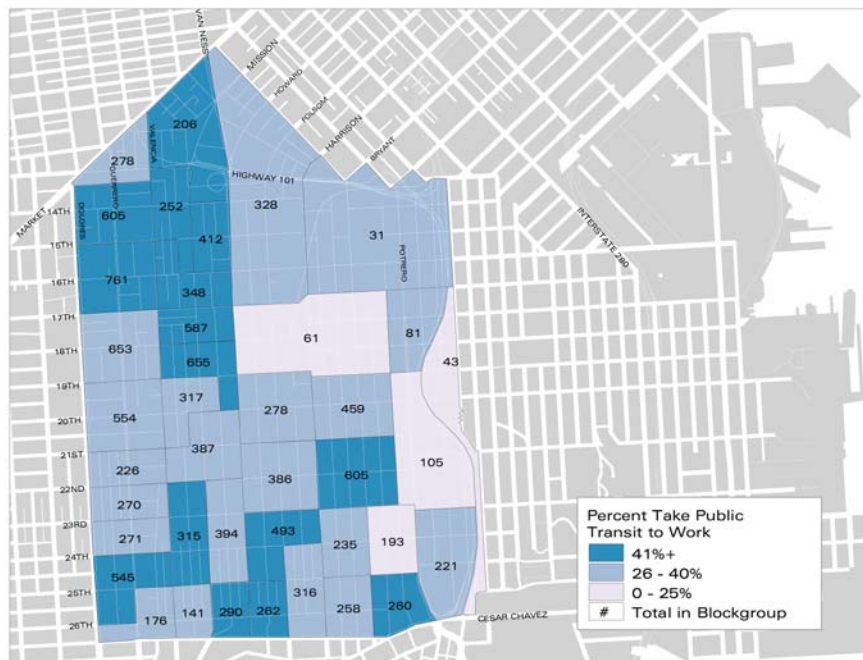
¹² Mayor’s Office of Community Development, 2005-2010 Consolidated Plan, p. 35.

Transportation. The Mission District has a very low rate of car ownership (only 60% of households have cars), and depends heavily on public transit (61% of residents get to work by walking, biking, or public transit). The commercial corridors and residential area west of South Van Ness have good transit connections to work and shopping districts. Areas to the east of South Van Ness have much poorer transit service.

PERCENT WALK OR BIKE TO WORK



PERCENT TAKE PUBLIC TRANSIT TO WORK



Source: U.S. Census Bureau 2000, SF3 (long form)